



Legislation Details (With Text)

File #: 12-1015 **Version:** 2 **Name:** Ordinance - Casa do Ribatejo Lease
Type: Ordinance **Status:** Filed
File created: 4/24/2012 **In control:** Health and Community Wellness
On agenda: 6/20/2012 **Final action:** 7/3/2012

Title: AN ORDINANCE RATIFYING AND AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT BETWEEN CASA DO RIBATEJO ASSOCIATION, INC., LANDLORD, AND THE CITY OF NEWARK, TENANT, FOR THE LEASING OF THE PREMISES COMMONLY KNOWN AS 156 ROME STREET (EAST WARD) BLOCK 2064, LOT 32.02, FOR THE SUM OF \$53,058.00 PER YEAR FOR A PERIOD OF TWELVE (12) MONTHS FOR UTILIZATION OF THE PREMISES AS THE IRONBOUND SENIOR CENTER.

Sponsors:

Indexes:

Code sections:

Date	Ver.	Action By	Action	Result
7/3/2012	2	Municipal Council	Close on Public Hearing and Adopt	Pass
6/20/2012	2	Municipal Council	Advance and Adopt on First Reading as 6F-	Pass

AN ORDINANCE RATIFYING AND AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT BETWEEN CASA DO RIBATEJO ASSOCIATION, INC., LANDLORD, AND THE CITY OF NEWARK, TENANT, FOR THE LEASING OF THE PREMISES COMMONLY KNOWN AS 156 ROME STREET (EAST WARD) BLOCK 2064, LOT 32.02, FOR THE SUM OF \$53,058.00 PER YEAR FOR A PERIOD OF TWELVE (12) MONTHS FOR UTILIZATION OF THE PREMISES AS THE IRONBOUND SENIOR CENTER.

WHEREAS, the premises commonly known as 156 Rome Street, Block 2064, Lot 32.02, on the Official Tax Maps and Tax Duplicate (year 2011) of the City of Newark, New Jersey, is needed for utilization as the Ironbound Senior Center in the East Ward; and

WHEREAS, the City of Newark, Tenant and the Casa do Ribatejo Association, Inc., Landlord, desire to enter into a lease agreement for the premises, commonly known as 156 Rome Street, Block 2064, Lot 32.02, for the period beginning April 1, 2012 and ending March 31, 2013 for the sum of \$53,058.00; and

WHEREAS, presently an amount of \$4,421.50 is available and certified for this lease and the Director of Engineering desires to extend the lease to its full amount of \$53,058.00 when balance of funds in the amount of \$48,636.50 are certified and a copy of the Certification of Funds is filed in the Office of the City Clerk.

NOW, THEREFORE, BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF NEWARK, NEW JERSEY, THAT;

Section1. The Business Administrator of the City of Newark is hereby authorized to enter

into the lease agreement, on behalf of the City of Newark, Tenant, with the Casa do Ribatejo Association, Inc., Landlord, for the leasing of the premises commonly known as 156 Rome Street, Block 2064, Lot 32.02, pursuant to N.J.S.A. 40:60-25.51, for the period of April 1, 2012 through March 31, 2013 for the premises to be utilized as the Ironbound Senior Center in the East Ward.

Section 2. The Municipal Council of the City of Newark hereby ratifies the lease agreement between the City of Newark, Tenant, and the Casa do Ribatejo Association, Inc., Landlord, for the leasing of the premises, commonly known as 156 Rome Street, Block 2064, Lot 32.02, for the period beginning April 1, 2012 to the adoption of this Ordinance because a partial Certification of Funds could not be secured until the 2012 Temporary Municipal Budget was in place and Landlord executed lease agreements were received by the Department of Child and Family Well-Being.

Section 3. There shall be no advance payment on this lease.

Section 4. The City of Newark shall as consideration for said lease agreement, pay the owner the sum of \$53,058.00 in equal monthly installments of \$4,421.50, for the terms of the lease, beginning April 1, 2012 and ending March 31, 2013.

Section 5. A copy of the lease agreement is attached hereto and made part hereof.

Section 6. This lease agreement does not fall within the statutory regulations of Pay to Play, N.J.S.A. 19:44A-20.5 et seq. because the contract is not for goods or services.

Section 7. A copy of this lease agreement and this Ordinance shall be permanently filed in the Office of the City Clerk by the Director of Child and Family Well-Being.

Section 8. This Ordinance shall take effect upon final passage and publication in accordance with the laws of the State of New Jersey.

Section 9. Attached hereto is a partial Certification of Funds by the Chief Fiscal Officer, City of Newark, in the amount of \$4,421.50 from legally appropriated funds for the purpose set forth hereinabove and that the line item appropriation of the official budget, which shall be charged, is: Business Unit: 011; Department ID: 110, Division/Project: 1130; Activity: A; Account #: 71610; Budget Reference #: B2011.

Section 10. The lease agreement satisfies and is in compliance with Newark Municipal Ordinance 2:4-16.

STATEMENT:

Passage of this Ordinance will ratify and authorize a lease agreement between the City of Newark, Tenant and the Casa do Ribatejo Association, Inc., Landlord, for the utilization of 156 Rome Street as the Ironbound Senior Citizen Center in the East Ward. The period of the lease agreement will be from April 1, 2012 through March 31, 2013 and the total for said period shall be \$53,058.00.

