



Legislation Details (With Text)

File #: 20-0178 **Version:** 1 **Name:** Resolution: Private Sale/Redevelopment - Jamar Piercy

Type: Resolution **Status:** Adopted

File created: 1/27/2020 **In control:** Economic and Housing Development

On agenda: 1/20/2022 **Final action:** 1/20/2022

Title: Dept/ Agency: Economic and Housing Development
Action: () Ratifying (X) Authorizing () Amending
Type of Service: Private Sale/Redevelopment
Purpose: To rehabilitate the properties as affordable rental housing (3 structures) and convert two (2) adjacent undersized vacant lots into side yard parking.
Entity Name: Jamar Piercy
Entity Address: Newark, New Jersey 07108
Sale Amount: \$88,625.00
Cost Basis: (X) \$10.00 and \$4.00 PSF () Negotiated () N/A () Other:
Assessed Amount: \$182,800.00
Appraised Amount: \$0.00
Contract Period: To commence within three (3) months and be completed within twelve (12) months following transfer of property ownership from the City to the Redeveloper
Contract Basis: () Bid () State Vendor () Prof. Ser. () EUS
() Fair & Open () No Reportable Contributions () RFP () RFQ
(X) Private Sale () Grant () Sub-recipient () n/a
List of Property:
(Address/Block/Lot/Ward)
187 South 10th Street/Block 1814/Lot 6/West Ward
189 South 10th Street/Block 1814/Lot 7/West Ward
185 South 10th Street/Block 1814/Lot 67/West Ward
183 South 10th Street/Block 1814/Lot 66/West Ward
899 South 20th Street/Block 3015.01/Lot 3/South Ward
Additional Information:
Sale Price: Total Square Footage X PSF = 71,385.00 X \$10.00 = \$71,385.00 (3) Structures/4,310 X \$4.00 = \$17,240.00 (2) Vacant Lots.
Sale at prices set forth by Ordinance 6S&Fh, adopted on April 7, 2004, establishing the minimum sale price of City-owned properties.
Failed 7R2-e 012022

Sponsors: John Sharpe James, Eddie Osborne

Indexes:

Code sections:

Date	Ver.	Action By	Action	Result
1/20/2022	1	Municipal Council	Adopt	Fail
1/20/2022	1	Municipal Council	Adopt	Pass

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Failed 7R2-e 012022

WHEREAS, the Department of Economic and Housing Development seeks to approve the sale and redevelopment of the following City-owned properties located in the South Ward and West Ward of the City of Newark:

<u>ADDRESS</u>	<u>BLOCK</u>	<u>LOT</u>	<u>SIZE</u>	<u>SQ. FEET</u>
187 South 10 th Street	1814	6	21.6X100	2,160.0
189 South 10 th Street	1814	7	21.5X100	2,150.0
185 South 10 th Street	1814	67	21X100	2,100.0
183 South 10 th Street	1814	66	17.7X80	1,416.0
899 South 20 th Street	3015.01	3	35X103.5	3,622.5

Purchase Price: \$71,385.00 (\$10.00 psf. - three (3) structures) + \$17,240.00 (\$4.00 psf two (2) vacant lots) Total Purchase Price: \$88,625.00; and

WHEREAS, the City of Newark has determined that the above referenced City-owned properties (the "Properties") are no longer needed for public use; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-8(g), the City of Newark is proceeding with the rehabilitation of the area and is conveying property at such prices and upon such terms as it deems reasonable and said conveyance is made in conjunction with the applicable Redevelopment Plans, as amended; and

WHEREAS, the Municipal Council previously adopted Resolution 7Rdo(AS) on June 15, 2005, designating the entire City as an "area in need of rehabilitation" under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the "LRHL"); and

WHEREAS, on August 17, 2005, the Municipal Council thereafter adopted Ordinance 6S&Fd (S), adopting the Third Amendment to the South Ward and Ordinance 6S&Fc(S) adopting the Second Amendment to the West Ward Redevelopment Plan governing the redevelopment of City-owned properties located within the South Ward and West Ward, which includes the above-referenced Properties; and

WHEREAS, the City received a Letter of Intent, attached as Exhibit A of the Redevelopment Agreement also known as the Proposal, for the purchase and redevelopment of the Properties from Jamar Piercy, of Newark, New Jersey 07108 (the “Redeveloper”); and

WHEREAS, the Redeveloper proposed to the City’s Department of Economic and Housing Development to rehabilitate the Properties as owner/family-occupied and affordable rental housing (the “Proposal”); and

WHEREAS, based upon the City’s review of the Proposal and other such information, the City has determined that the Redeveloper possesses the proper qualifications and requisite financial resources and capacity to acquire the Properties and to develop them in accordance with the requirements of N.J.S.A. 40A:12A-8(g), the terms and conditions of the Agreement for the Sale and Redevelopment of Land, the form of which is attached hereto (the “Agreement”), and the South Ward and West Ward Redevelopment Plans, as amended; and

WHEREAS, pursuant to the above-mentioned statutory authority, the Department of Economic and Housing Development recommends that the City of Newark sell the Properties to Jamar Piercy, who is willing to purchase the Properties from the City, for the consideration of Eighty-Eight Thousand Six Hundred Twenty-Five Dollars and Zero Cents (\$88,625.00), for the purpose of rehabilitating said Properties in accordance with the requirements of N.J.S.A. 40A:12A-8(g), the Agreement, and the South Ward and West Ward Redevelopment Plans, as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF NEWARK, NEW JERSEY, THAT:

1. The Mayor of the City of Newark and/or his designee, the Deputy Mayor/Director of the Department of Economic and Housing Development are hereby authorized to enter into and execute the Agreement for the Sale and Redevelopment of Land (the “Agreement”) attached hereto with Jamar Piercy, of Newark, New Jersey 07108 (“Redeveloper”), for the private sale and rehabilitation of the following Properties, for the following Purchase Price, in accordance with the requirements of N.J.S.A. 40A:12A-8(g), the terms and conditions of the attached Agreement and the South Ward and West Ward Redevelopment Plans, as amended:

<u>ADDRESS</u>	<u>BLOCK</u>	<u>LOT</u>	<u>SIZE</u>	<u>SQ. FEET</u>
187 South 10 th Street	1814	6	21.6X100	2,160.0
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Purchase Price: \$71,385.00 (\$10.00 psf. - three (3) structures) + \$17,240.00 (\$4.00 psf two (2) vacant lots) total purchase price \$88,625.00.

2. Said Properties shall be sold to Jamar Piercy, by private sale for the purpose of rehabilitating the above-mentioned Properties as owner/family-occupied and affordable rental housing (three (3) structures) and convert two (2) adjacent undersized vacant lots into side yard parking.

3. The Deputy Mayor/Director of the Department of Economic and Housing Development is hereby authorized to effectuate certain business terms and conditions related to the Agreement annexed hereto and may enter into access and right of entry agreements and any related documents, which may be necessary in order to effectuate the sale of the Properties and the terms and conditions of the Agreement, all in forms subject to the approval of the City's Corporation Counsel.

4. The Deputy Mayor/Director of the Department of Economic and Housing Development is hereby authorized to enter into a maximum of two (2) six (6) month extensions of any timeframe set forth in the Agreement, subject to full written disclosure of such extension(s) (in the form of a signed Memorandum to be submitted to the Office of the City Clerk prior to adoption) to the Municipal Council by the Deputy Mayor/Director of the Department of Economic and Housing Development and the approval of the City's Corporation Counsel.

5. The Redeveloper shall be designated as the exclusive redeveloper of the Properties and any other prior legislation authorizing or intended to authorize the sale and/or redevelopment and/or rehabilitation of the Properties is hereby rescinded.

6. The Redeveloper shall have thirty (30) days from the date this Resolution is certified by the Office of the City Clerk to execute the attached Agreement and return same to the Department of Economic and Housing Development. Should the Redeveloper fail to execute and return the attached Agreement within this thirty (30) day time period, the authorization provided by this Resolution shall be null and void, unless the Deputy Mayor/Director of the Department of Economic and Housing Development agrees in writing to extend this thirty (30) day time period.

7. The Director of the Department of Finance is hereby authorized to receive proceeds of the sale and to deposit same as follows: ninety percent (90%) of the sale proceeds shall be deposited into the Community and Economic Development Dedicated Trust Fund established under Resolution 7Rg, adopted on November 6, 1985; and ten percent (10%) of the sale proceeds shall be placed in the City's Affordable Housing Trust Fund established under City Ordinance 6S&Ff, adopted on June 21, 2006, for the purpose of preserving low and moderate income affordable housing.

8. The Deputy Mayor/Director of the Department of Economic and Housing Development shall place a copy of the executed Agreement for the Sale and Redevelopment of Land, the Quitclaim Deed, and all such other executed agreements authorized by this Resolution on file in the Office of the City Clerk.

9. The Redeveloper shall comply with the City of Newark's Minority Set-Aside Ordinance 6S&Fd, adopted on April 5, 1995; the City of Newark's Affirmative Action Plan, 7Rbp, adopted on March 1, 1995; Federal Executive Order 11246, (as amended by Executive Orders 11375 and 12086) regarding the award of goods and services contracts; and the City of Newark Ordinance 6PSF-C, adopted on June 17, 2015, Amending Title II, Administration, Chapter 4, General Administration, Section 20, Hiring of Newark Residents by Contractors or Other Persons Doing Business with the City of Newark and Section 21, Newark Residents' Employment Policy, by Adding Language to Address Immediate Short Term Training and Employment Opportunities and Repealing the Newark

Employment Commission, a copy of which is attached to the Agreement as Exhibit C (the “First Source Ordinance”), all as may be applicable. The Redeveloper shall provide the Department of Economic and Housing Development with the required forms showing compliance with the above, and a copy of these forms shall be filed with the Office of the City Clerk. In addition, the Redeveloper has agreed to ensure that thirty percent (30%) of all contractors, subcontractors and suppliers shall be Newark-based companies.

10. The development of the Properties shall commence within three (3) months and be completed within twelve (12) months following the transfer of ownership of the Properties from the City to the Redeveloper.

11. The project to be implemented by the Redeveloper shall conform to the City of Newark Design Guidelines, including standards for environmental sustainability and energy efficiency, as established by the Department of Economic and Housing Development. Additionally, the Redeveloper shall conduct any environmental investigation and remediation upon the Properties as may be necessary. Should the Redeveloper fail to diligently pursue the redevelopment of the Properties, then the City, in its sole discretion, may exercise its Right of Reverter to transfer title to the Properties back to the City, in accordance with the terms and conditions of the Agreement and the deed. The City’s failure or delay in exercising its Right of Reverter shall not constitute a waiver or result in Adverse Possession of the Properties. Any and all waivers of the City’s Right of Reverter shall be in writing.

12. The Deputy Mayor/Director of the Department of Economic and Housing Development is hereby authorized to execute a Quitclaim Deed to the Redeveloper for the Properties. Said Quitclaim Deed conveying title to the Properties to the Redeveloper shall be approved as to form and legality by the City’s Corporation Counsel and attested to and acknowledged by the City Clerk.

STATEMENT

This Resolution authorizes the Mayor of the City of Newark and/or his designee, the Deputy Mayor/Director of the Department of Economic and Housing Development to enter into and execute an Agreement for the Sale and Redevelopment of Land with Jamar Piercy, of Newark, New Jersey 07108, for the private sale and redevelopment of the following Properties, for the following Purchase Price, in accordance with the requirements of N.J.S.A. 40A:12A-8(g), the terms and conditions of the attached Agreement for the Sale and Redevelopment of Land, and the South Ward and West Ward Redevelopment Plans, as amended, to rehabilitate the Properties as owner/family-occupied and affordable rental housing (three (3) structures) and convert two (2) adjacent undersized vacant lots into side yard parking:

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