



Legislation Text

File #: 14-2016, Version: 1

AN ORDINANCE TO TRANSFER ELEVEN (11) PROPERTIES OWNED BY THE CITY OF NEWARK TO THE HOUSING AUTHORITY OF THE CITY OF NEWARK FOR THE DEVELOPMENT OF TRIANGLE PARK IN ACCORDANCE WITH THE NEWARK DOWNTOWN CORE DISTRICT REDEVELOPMENT PLAN. PROPERTY BOUNDS MULBERRY, LAFAYETTE AND COLUMBIA STREETS AKA BLOCK 866, LOTS 3, 5, 6, 7, 8, 9, 10, 12, 14, 15, 17, 19, 21, AND 29. (EAST WARD)

Sponsors: Gonzalez/ Amador

Deferred 6PSF-f 012115

Sponsors: Amador/ James

WHEREAS, over the last four decades, there has been substantial redevelopment in the downtown area of the City of Newark ("City"); including the development of the Gateway Complex, the Seton Hall Law School, the Legal Center, the New Jersey Performing Arts Center; and

WHEREAS, on July 14, 2004, in an effort to continue the progress, the City utilized the powers of Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. to designate over 39 acres of land within the Downtown Newark area as an "area in need of redevelopment," commonly known as the Newark Downtown Core District Area; and

WHEREAS, on October 6, 2004, the Municipal Council approved the Newark Downtown Core District Redevelopment Plan ("Plan"), and appointed the Housing Authority of the City of Newark ("Authority") as the City's Redevelopment Entity for the purpose of implementing the Plan on behalf of the City in accordance with N.J.S.A. 40A:12A-4(c); and

WHEREAS, the redevelopment initiatives of the City and the Authority have led to the development of the Prudential Center Arena, the Marriot Hotel, the Indigo Hotel, and various projects within the Downtown Newark area;

WHEREAS, an additional project agreed required pursuant to the Redevelopment Agreements between the Authority and its designated Redevelopers is for the development of a park around the Prudential Center Arena entitled "Triangle Park;" and

WHEREAS, the Authority acquired and held the following vacant properties in and around the Arena for the eventual development of Triangle Park:

Block 866,	Lot 3,	212 Mulberry Street,
Block 866,	Lot 5, 6, 7,	206-210 Mulberry Street,
Block 866,	Lot 8,	204 Mulberry Street,
Block 866,	Lot 9,	202 Mulberry Street,
Block 866,	Lot 10,	198-200 Mulberry Street,
Block 866,	Lot 12,	196 Mulberry Street,
Block 866,	Lot 14,	198-200 Mulberry Street a/k/a 74 Lafayette Street,
Block 866,		Lot 15, 17, 198-200 Mulberry Street a/k/a 76-78 Lafayette Street,
Block 866,	Lot 19,	198-200 Mulberry Street a/k/a 80 Lafayette Street,

Block 866, Lot 21, 198-200 Mulberry Street a/k/a 82 Lafayette Street,
Block 866, Lot 29, 198-200 Mulberry Street a/k/a 37 Columbia Street (“Properties”); and

WHEREAS, N.J.S.A. 40A:12A-36 requires that “[a]ll projects and all other properties of a redevelopment agency or housing authority are hereby declared to be public property of a political subdivision of the State and devoted to an essential public and government function and purpose and shall be exempt from taxes and special assessments of the State or any subdivision thereof;” and

WHEREAS, in 2012, the City filed a Tax Foreclosure Complaint against the Properties held by the Authority; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-8, the City may lease or convey property without public bidding provided that the conveyance is made in conjunction with a redevelopment plan; and

WHEREAS, the City desires to transfer the Properties back to the Authority for the development of Triangle Park, which is in conjunction with the Plan.

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

1. In furtherance of the above described development of Triangle Park and in accordance with Local Housing and Redevelopment Law, the Mayor or Director of Economic and Housing Development is hereby authorized to execute Quitclaim Deeds on the City’s behalf to effectuate the return of the 11 parcels of land described below by their block and lot(s) on the City’s tax maps and their address:

Block 866, Lot 3, 212 Mulberry Street,
Block 866, Lot 5, 6, 7, 206-210 Mulberry Street,
Block 866, Lot 8, 204 Mulberry Street,
Block 866, Lot 9, 202 Mulberry Street,
Block 866, Lot 10, 198-200 Mulberry Street,
Block 866, Lot 12, 196 Mulberry Street,
Block 866, Lot 14, 198-200 Mulberry Street a/k/a 74 Lafayette Street,
Block 866, Lot 15, 17, 198-200 Mulberry Street a/k/a 76-78 Lafayette Street,
Block 866, Lot 19, 198-200 Mulberry Street a/k/a 80 Lafayette Street,
Block 866, Lot 21, 198-200 Mulberry Street a/k/a 82 Lafayette Street,
Block 866, Lot 29, 198-200 Mulberry Street a/k/a 37 Columbia Street

All of the above properties (collectively referred to as the “Properties”) to be sold to the Authority at the sale price of \$1.00 per property, totaling \$11.00 for all of the Properties.

2. The Mayor and/or the Director of Economic and Housing Development are each hereby authorized to enter into and execute, and the City Clerk and/or Deputy Clerk is hereby authorized to attest to a Quitclaim Deed(s) for the transfer of the Properties to the Authority contemporaneous with a closing.

3. The Mayor and/or the Director of Economic and Housing Development and the Acting Director of Finance of the City are each hereby authorized to execute and deliver any and all documents and certificates necessary or convenient in connection with the transactions authorized herein, including, without limitation, an affidavit of title, a closing statement and a continuing disclosure agreement.

4. This ordinance shall take effect upon adoption and approval in the time and manner prescribed by law.

STATEMENT

Authorization for the transfer of 11 properties to the Housing Authority of the City of Newark in accordance with Local Housing and Redevelopment Law for development of Triangle Park. (East Ward)

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