



City of Newark

City Hall
920 Mayor Kenneth A.
Gibson Boulevard
Newark, New Jersey 07102

Legislation Details

File #:	17-0002	Version:	1	Name:	Stipulation of Settlement for Tax Appeals
Type:	Resolution	Status:		Adopted:	Adopted
File created:	1/3/2017	In control:		Finance:	Finance
On agenda:	1/10/2017	Final action:		1/10/2017:	1/10/2017

Title: Dept/ Agency: Finance

Action: () Ratifying (X) Authorizing () Amending

Purpose: Stipulation of Settlements for Tax Appeals

List of Property:

(Tax Payer/Address/Block/Lot/Ward/Assmnt./Year/Refund Amount)

1084-1092 Broad St. Urban Renewal, Rite Aid Corporation 3647-02(Lessee)/1084-1092 Broad Street/897/1.01/East/2014/- \$4,715,000.00/- \$7,913.75

1084-1092 Broad St. Urban Renewal, Rite Aid Corporation 3647-02(Lessee)/1084-1092 Broad Street/897/1.01/East/2015/- \$4,715,000.00/- \$8,444.57

1084-1092 Broad St. Urban Renewal, Rite Aid Corporation 3647-02(Lessee)/1084-1092 Broad Street/897/1.01/East/2016/- \$4,715,000.00/- \$8,778.88

General Chemical/302-310 Doremus Avenue/5070/3/East/2013/- \$2,622,000.00/- \$16,371.43

General Chemical/302-310 Doremus Avenue/5070/3/East/2014/- \$2,622,000.00/- \$17,191.94

General Chemical/302-310 Doremus Avenue/5070/3/East/2015/- \$2,622,000.00/- \$18,345.10

General Chemical/302-310 Doremus Avenue/5070/3/East/2016/- \$2,622,000.00/- \$19,071.36

General Chemical/332-352 Doremus Avenue/5070/5/East/2012/- \$1,092,600.00/- \$15,858.49

Dry Ice Corp c/o 39 McClellan LLC/9-39 Mc Clellan Street/3773/25/South/2013/- \$1,000,000.00/- \$10,167.18

BT Property LLC/1-23 Olympia Drive/5084/112/East/2014/- \$4,256,500.00/- \$24,808.00

BT Property LLC/1-23 Olympia Drive/5084/112/East/2015/- \$4,256,500.00/- \$26,472.00

BT Property LLC/1-23 Olympia Drive/5084/112/East/2016/- \$3,856,500.00/- \$41,280.00

Manuel Abadin/120-132 Pacific Street/948/2/East/2012/- \$952,400.00/- \$9,455.03

Mataji & Ganesh, LLC v Newark/135 Brunswick Street/2802/18/South/2013/- \$48,000.00/\$0.00

Mataji & Ganesh, LLC v Newark/135 Brunswick Street/2802/18/South/2014/- \$48,000.00/\$0.00

Mataji & Ganesh, LLC v Newark/135 Brunswick Street/2802/18/South/2015/- \$48,000.00/\$0.00

Mataji & Ganesh, LLC v Newark/135- Brunswick Street/2802/19/South/2013/- \$10,500.00/\$0.00

Mataji & Ganesh, LLC v Newark/135- Brunswick Street/2802/19/South/2014/- \$10,500.00/\$0.00

Mataji & Ganesh, LLC v Newark/135- Brunswick Street/2802/19/South/2015/- \$10,500.00/\$0.00

Mataji & Ganesh, LLC v Newark/188-194 Clinton Avenue/2802/39/South/2013/- \$891,500.00/- \$17,396.12

Mataji & Ganesh, LLC v Newark/188-194 Clinton Avenue/2802/39/South/2014/- \$841,500.00/- \$19,818.49

Mataji & Ganesh, LLC v Newark/188-194 Clinton Avenue/2802/39/South/2015/- \$766,500.00/- \$23,629.57

Normandie Group, LLC/103-123 Chancellor Avenue/3691.01/45/South/2014/- \$4,000,000.00/- \$3,101.00

CDL Urban Renewal Corp/1199-Broad Street/2806/21/East/2013/- \$626,100.00/\$0.00

CDL Urban Renewal Corp/1199-Broad Street/2806/21/East/2014/- \$470,000.00/- \$4,840.66

Fiallo, Jorge L. /45 Bloomfield Avenue/515/31/Central/2012/- \$343,500.00/\$0.00

Fiallo, Jorge L. /45 Bloomfield Avenue/515/31/Central/2013/- \$566,300.00/\$0.00

Fiallo, Jorge L. /45 Bloomfield Avenue/515/31/Central/2014/- \$475,000.00/- \$2,831.21

Fiallo, Jorge L. /45 Bloomfield Avenue/515/31/Central/2015/- \$475,000.00/- \$3,021.12

Fiallo, Jorge L. /45 Bloomfield Avenue/515/31/Central/2016/- \$475,000.00/- \$3,140.72

AMB Liberty LLC/158-178 Mt. Olivet Avenue/5090/75/South/2011/- \$7,800,000.00/- \$16,640.00

AMB Liberty LLC/158-178 Mt. Olivet Avenue/5090/75/South/2012/- \$7,800,000.00/- \$17,260.00

AMB Liberty LLC/158-178 Mt. Olivet Avenue/5090/75/South/2013/- \$10,393,500.00/\$0.00

AMB Liberty LLC/158-178 Mt. Olivet Avenue/5090/75/South/2014/- \$10,704,400.00/\$0.00

Pagon, Ramon/379 6th Avenue West/1924/39/West/2012/- \$20,000.00/- \$165.70
Saleem, Hakeem & Gwendolyn/324-326 West Runyon Street/3036/45/South/2013/- \$325,000.00/- \$2,775.82
Saleem, Hakeem & Gwendolyn/324-326 West Runyon Street/3036/45/South/2014/- \$318,500.00/- \$3,116.51
Saleem, Hakeem & Gwendolyn/324-326 West Runyon Street/3036/45/South/2015/- \$285,000.00/- \$4,434.06
Saleem, Hakeem & Gwendolyn/324-326 West Runyon Street/3036/45/South/2016/- \$285,000.00/- \$4,609.60
Elizabeth Custer Partners, LLC/463-473 Elizabeth Avenue/3565/18/South/2013/- \$3,200,000.00/\$0.00
Elizabeth Custer Partners, LLC/463-473 Elizabeth Avenue/3565/18/South/2014/- \$2,755,500.00/- \$13,783.95
Elizabeth Custer Partners, LLC/463-473 Elizabeth Avenue/3565/18/South/2015/- \$2,450,000.00/- \$24,817.50
Circle PW, LLC/34-60 Rutherford Street/5050/12/East/2013/- \$2,450,000.00/- \$32,952.53
Circle PW, LLC/34-60 Rutherford Street/5050/12/East/2014/- \$2,100,000.00/- \$45,457.56
Circle PW, LLC/34-60 Rutherford Street/5050/12/East/2015/- \$1,750,000.00/- \$60,088.13
Dinardo, Antonio & Germano, & Cutri/48 Commerce Street/145/38/Central/2013/- \$600,000.00/- \$702.81
Dinardo, Antonio & Germano, & Cutri/48 Commerce Street/145/38/Central/2014/- \$550,000.00/- \$2,288.54
Adams, Cornell/1191-1199 Broad Street/2806/16/East/2013/- \$506,700.00/\$0.00
Adams, Cornell/1191-1199 Broad Street/2806/16/East/2014/- \$470,000.00/- \$1,138.07
Roque, Jose C. & Rebimbis J.D./108-116 Johnson Str/933/26.10/East/2013/- \$450,000.00/- \$2,096.63
Roque, Jose C. & Rebimbis J.D./108-116 Johnson Str/933/26.10/East/2014/- \$450,000.00/- \$2,201.71
De Bellis, Eugene & Lorraine/477 Bloomfield Avenue/645/19/North/2013 - \$62,100.00/\$0.00
De Bellis, Eugene & Lorraine/479-485 Bloomfield Avenue/645/21/North/2013/- \$221,400.00/- \$6,496.60
Bergen Holdings LLC/955-959 Bergen Street/3667/1/South/2014/- \$750,000.00/- \$1,085.35
Bergen Holdings LLC/955-959 Bergen Street/3667/1/South/2015/- \$710,000.00/- \$2,481.75
Tavares, Lucio & Fatima M./45 Pacific Street/938/26/East/2013/- \$322,700.00/- \$2,953.00
Tavares, Lucio & Fatima M./45 Pacific Street/938/26/East/2014/- \$322,700.00/- \$3,101.00
Melvin, Walter/360-362 Peshine Avenue/3578/36/South/2012/- \$136,800.00/\$0.00
Melvin, Walter/360-362 Peshine Avenue/3578/36/South/2013/- \$110,000.00/- \$750.06
Melvin, Walter/358 Peshine Avenue/3578/38/South/2012/- \$137,200.00/\$0.00
Melvin, Walter/358 Peshine Avenue/3578/38/South/2013/- \$110,000.00/- \$1,249.12
RBH Group Partners, IX, LP/93-95 Market Street/72/6/Central/2013/- \$480,500.00/- \$24,323.86
RBH Group Partners, IX, LP/93-95 Market Street/72/6/Central/2014/- \$480,500.00/- \$7,746.30
RBH Group Partners, IX, LP/93-95 Market Street/72/6/Central/2015/- \$480,500.00/- \$8,265.88
RBH Group Partners, IX, LP/93-95 Market Street/72/6/Central/2016/- \$480,500.00/- \$8,593.12
Wells Fargo Bank/226 West Runyon Street//3028/4/South/2011/- \$250,000.00/- \$1,976.83
Christopher Crayton/14-16 Jay Street/2851/6.04/Central/2011/- \$346,600.00/- \$3,328.00
Riverbank Service Station Inc/638-646 Raymond Blvd/2020/4/East/2013/- \$500,000.00/- \$4,674.60
Riverbank Service Station Inc/638-646 Raymond Blvd/2020/4/East/2014/- \$500,000.00/- \$4,908.88
550 Broad Street Landlord LP & 550 Broad Investors/548-556 Broad Street/14/9/Central/2012/- \$16,929,000.00/\$0.00
550 Broad Street Landlord LP & 550 Broad Investors/548-556 Broad Street/14/9/Central/2013/- \$32,187,900.00/- \$28,771.08
550 Broad Street Landlord LP & 550 Broad Investors/548-556 Broad Street/14/9/Central/2014/- \$30,044,200.00/- \$96,689.18
550 Broad Street Landlord LP & 550 Broad Investors/548-556 Broad Street/14/9/Central/2015/- \$22,892,600.00/- \$339,821.06
550 Broad Street Landlord LP & 550 Broad Investors/548-556 Broad Street/14/9/Central/2016/- \$23,151,300.00/- \$344,374.96
48 Branford Place Ass LLC/48-54 Branford Place/59/21/Central/2010/- \$950,000.00/- \$7,950.00
48 Branford Place Ass LLC/48-54 Branford Place/59/21/Central/2011/- \$950,000.00/- \$8,320.00
48 Branford Place Ass LLC/48-54 Branford Place/59/21/Central/2012/- \$950,000.00/- \$8,630.00
48 Branford Place Ass LLC/48-54 Branford Place/59/21/Central/2014/- \$1,350,000.00/- \$2,325.75
48 Branford Place Ass LLC/48-54 Branford Place/59/21/Central/2015/- \$1,350,000.00/- \$2,481.75
396 Associates, LLC/151-155 Market Street/55/10/Central/2010/- \$3,000,000.00/- \$39,867.66

396 Associates, LLC/151-155 Market Street/55/10/Central/2011/-3,000,000.00/-41,723.14
396 Associates, LLC/151-155 Market Street/55/10/Central/2012/-3,000,000.00/-43,277.72
396 Associates, LLC/151-155 Market Street/55/10/Central/2013/-2,500,000.00/-9,573.63
396 Associates, LLC/151-155 Market Street/55/10/Central/2014/-2,500,000.00/-10,053.44
396 Associates, LLC/151-155 Market Street/55/10/Central/2015/-2,000,000.00/-10,727.78

Additional Information:

Total Tax Difference: -\$1,612,987.24

Invitation: Corporation Counsel, January 4, 2017

Sponsors: Council of the Whole

Indexes:

Code sections:

Date	Ver.	Action By	Action	Result
1/10/2017	1	Municipal Council	Adopt	Pass