



Legislation Details

**File #:** 21-1166      **Version:** 1      **Name:** Fairmount Commons - Master Redevelopment Agreement  
**Type:** Resolution      **Status:** Adopted  
**File created:** 8/2/2021      **In control:** Economic and Housing Development  
**On agenda:** 8/17/2021      **Final action:** 8/19/2021

**Title:** Dept/ Agency: Economic and Housing Development  
Action: ( ) Ratifying (X) Authorizing ( ) Amending  
Type of Service: Private Sale/Redevelopment  
Purpose: To designate the Redeveloper and authorize entering into a Master Redevelopment Agreement with RPM Development, LLC and the Urban League of Essex County Opportunity Corporation for properties consisting of Block 1784, Lot 35 (Site A); Block 1784, Lots 6-8 (Site A1); Block 1784, Lots 10-11, 13-17, 55, 57-59, and 61-67 (Site B); and Block 1785, Lots 11-18, 20-24 and 64 (Site C) and located within the Fairmount Commons Redevelopment Plan under the Local Redevelopment and Housing Law.  
Entity Name: RPM Development, LLC and Urban League of Essex County Opportunity Corporation, jointly the Redeveloper  
Entity Address: RPM Development, LLC, 77 Park Street, Montclair, New Jersey 07042 and Urban League of Essex County Opportunity Corporation, 508 Central Avenue, Newark, New Jersey 07107  
Sale Amount: \$314,747.92  
Cost Basis: ( ) PSF (X) Negotiated ( ) N/A ( ) Other:  
Assessed Amount: \$0.00  
Appraised Amount: \$0.00  
Contract Period: Project Schedule attached hereto as Exhibit C  
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)  
381-395 South Orange Avenue/Block 1784/Lot 35/West Ward;  
331 South 11th Street/Block 1784/Lot 6/West Ward;  
333 South 11th Street/Block 1784/ Lot 7/West Ward;  
335 South 11th Street/Block 1784/ Lot 8/West Ward;  
339-341 South 11th Street/Block 1784/Lot 10/West Ward;  
343 South 11th Street/Block 1784/Lot 11/West Ward;  
345 South 11th Street/Block 1784/Lot 13/West Ward;  
347 South 11th Street/Block 1784/Lot 14/West Ward;  
349 South 11th Street/Block 1784/Lot 15/West Ward;  
351 South 11th Street/Block 1784/ Lot 16/West Ward;  
353 South 11th Street/Block 1784/Lot 17/West Ward;  
330 South 12th Street/Block 1784/Lot 67/West Ward;  
332 South 12th Street/Block 1784/Lot 66/West Ward;  
334 South 12th Street/Block 1784/Lot 65/West Ward;  
336 South 12th Street/Block 1784/ Lot 64/West Ward;  
338 South 12th Street/Block 1784/Lot 63/West Ward;  
340 South 12th Street/Block 1784/Lot 62/West Ward;  
342-344 South 12th Street/Block 1784/Lot 61/West Ward;  
346 South 12th Street/Block 1784/Lot 59/West Ward;  
348 South 12th Street/Block 1784/Lot 58/West Ward;  
350-352 South 12th Street/Block 1784/Lot 57/West Ward;  
354 South 12th Street/Block 1784/Lot 55/West Ward;  
343-345 South 12th Street/Block 1785/Lot 11, Add'l Lot 12/West Ward;

347 South 12th Street; Block 1785, Lot 13/West Ward;  
349 South 12th Street; Block 1785, Lot 14/West Ward;  
351 South 12th Street; Block 1785, Lot 15/West Ward;  
353 South 12th Street; Block 1785, Lot 16/West Ward;  
355 South 12th Street; Block 1785, Lot 17/West Ward;  
357-359 South 12th Street; Block 1785, Lot 18/West Ward;  
361 South 12th Street/Block 1785/Lot 20/West Ward;  
363 South 12th Street/Block 1785/ Lot 21/West Ward;  
365 South 12th Street/Block 1785/Lot 22/West Ward;  
367 South 12th Street/Block 1785/Lot 23/West Ward;  
369 South 12th Street/Block 1785/Lot 24/West Ward;  
371-373 South 12th Street/Block 1785/Lot 64/West Ward.

Additional Information:

Total Price: Square Footage X PSF

Sites A and A1 (27,589 SF) sold at \$4 PSF (\$110,356.00)

Sites B and C (102,196.46 SF) sold at \$2 PSF (\$204,392.92)

All Sites (129,785 SF) = \$314,747.92

Sale at prices set forth in Ordinance 6S&Fh, adopted on April 7, 2004, establishing the minimum sale price of City-owned properties.

No Action Taken 7R2-i (s) 081721

**Sponsors:** Council of the Whole

**Indexes:**

**Code sections:**

Date	Ver.	Action By	Action	Result
8/19/2021	1	Municipal Council	Adopt	Pass
8/17/2021	1	Municipal Council	No Action Taken	