



Legislation Text

File #: 20-1691, Version: 1

Dept/ Agency: Economic and Housing Development

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

Type of Service: Private Sale/Redevelopment

Purpose: First Amendment to the Agreement for the Sale and Redevelopment of Land to Lilac Development Group, LLC, to correct the purpose of the sale from the construction of a two (2) family residential home to the construction of two (2) three (3) story, two (2) family homes for sale.

Entity Name: Lilac Development Group, LLC

Entity Address: 18-20 Bloomfield Avenue, Belleville, New Jersey 07109

Sale Amount: \$ 52,500.00

Cost Basis: (X) \$10.00 PSF () Negotiated () N/A () Other:

Assessed Amount: \$24,900.00

Appraised Amount: \$0.00

Contract Period: To commence within three (3) months and be completed within eighteen (18) 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)

798-800 Bergen Street/Block 2712/Lot 29 and 30/South Ward

Additional Information:

Original Resolution 7R2-f(S) adopted on August 20, 2019.

Original Deed was executed on June 26, 2020.

WHEREAS, the City of Newark (the “City”) is authorized, pursuant to N.J.S.A. 40A:12A-8(g), to sell City-owned properties, no longer needed for public use, in conjunction with an applicable redevelopment plan, at such prices and upon such terms as it deems reasonable, for the purpose of rehabilitating the area; and

WHEREAS, on August 20, 2019, the Municipal Council adopted Resolution 7R2-f(S) (the “Original Resolution”), which authorized the sale of the following City-owned property (“Property”) located within the South Ward, no longer needed for public use, in accordance with the South Ward Redevelopment Plan, as amended, which governs the redevelopment of city-owned properties located within the South Ward and identified as:

<u>ADDRESS</u>	<u>BLOCK</u>	<u>LOT</u>	<u>SIZE</u>	<u>SQ. FEET</u>
798-800 Bergen St	2712	29, 30	50X105	5,250

Total Square Feet: 5,250

Total Purchase Price: \$ 52,500.00 (\$10.00 per sf); and

WHEREAS, the Original Resolution and the Agreement for the Sale and Redevelopment of Land (the "Original Agreement") with Lilac Development Group, LLC, 18-20 Bloomfield Avenue, Belleville, New Jersey 07109 ("Redeveloper") provides for the construction of a two (2) family residential home for sale; and

WHEREAS, the Redeveloper has since determined that the purpose within the Original Agreement was not the purpose that was outlined in their Original Proposal of January 7, 2019; and

WHEREAS, the City desires to amend Original Resolution, 7R2-f(S) adopted on August 20, 2019, to change the purpose of the sale from the construction of a two (2) family residential home for sale to the construction of two (2), three (3) story, two (2) family homes for sale.

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

1. Resolution 7R2-f(S), adopted on August 20, 2019 ("Original Resolution"), is hereby amended to change the purpose of the sale from the construction of a two (2) family residential home for sale to the construction of two (2), three (2) story, two (2) family homes for sale.
2. The Mayor and/or his designee, the Deputy Mayor/Director of the Department of Economic and Housing Development are hereby authorized to execute the First Amendment to the Agreement for the Sale and Redevelopment of Land ("Agreement"), attached hereto, with Lilac Development Group, LLC, 18-20 Bloomfield Avenue, Belleville, New Jersey 07109 ("Redeveloper"), for the private sale and redevelopment of the following property (the "Property") 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 Redevelopment Plan:

<u>ADDRESS</u>	<u>BLOCK</u>	<u>LOT</u>	<u>SIZE</u>	<u>SQ. FEET</u>
798-800 Bergen St	2712	29, 30	50X105	5,250

Total Square Feet: 5,250

Total Purchase Price: \$ 52,500.00 (\$10.00 per sf).

3. Said Property shall be sold to Redeveloper by private sale for the amended purpose of developing the above-mentioned Property by constructing two (2), three (3) story, two (2) family homes for sale.
4. The Municipal Council hereby ratifies the Agreement with Redeveloper from August 20, 2019, to the date of adoption of this resolution.
5. All other terms and conditions of the Agreement shall remain the same.
6. All other parts of Resolution 7R2-f(S), adopted on August 20, 2019, shall remain the same.
7. 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 First Amendment to the Agreement for the Sale

and Redevelopment of Land 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.

8. The Deputy Mayor/Director of the Department of Economic and Housing Development shall place a copy of the executed First Amendment to the 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 development of the Property shall commence within three (3) months and be completed within eighteen (18) months from the transfer of ownership of the Property by the City to the Redeveloper.
10. 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 Property. Said Quitclaim Deed conveying title to the Property 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 an amendment to Resolution 7R2-f(S), adopted on August 20, 2019, to amend the purpose of the sale within the Original Resolution and the Agreement for the Sale and Redevelopment of Land with Lilac Development Group, LLC, 18-20 Bloomfield Avenue, Belleville, New Jersey 07109, from the construction of a two (2) family residential home for sale to the construction of two (2), three (3) story, two (2) family homes for sale. The balance of the Original Resolution and the Original Agreement shall remain the same.