



Legislation Text

File #: 24-0428, Version: 1

AN ORDINANCE AUTHORIZING THE ACQUISITION BY THE CITY OF NEWARK FROM INTERNATIONAL YOUTH ORGANIZATION, OF CERTAIN REAL PROPERTY AT 697-703 SOUTH 12TH STREET, LOCATED ON THE OFFICIAL TAX MAP OF THE CITY OF NEWARK, AS BLOCK 2619, LOT 38, TO BE FUNDED THROUGH A FEDERAL WORKFORCE DEVELOPMENT GRANT FUNDING PROGRAM AWARDED TO THE CITY OF NEWARK, FOR THE PURPOSE OF DEVELOPING AND OPERATING A TRAINING SITE DEDICATED TO UNION AND NON-UNION APPRENTICESHIPS IN SKILLED BUILDING TRADES.

WHEREAS, the Local Lands and Buildings Law, codified at N.J.S.A. 40A:12-1 et seq. (the “Local Lands and Buildings Law”), provides that a municipality may, by ordinance, acquire real property or an interest therein by purchase, gift, devise, lease, exchange or condemnation; and

WHEREAS, the Property, located at 697-703 South 12th Street (Block 2619, Lot 38) has been offered for sale by International Youth Organization to the City of Newark (the “City”); and

WHEREAS, the Municipal Council has determined that the Property is suitable for developing and operating a training site dedicated to: (1) union and non-union apprenticeships in skilled building trades; (2) cutting-edge technologies for workforce training and upskilling; (3) community-based workforce development, technical assistance, and entrepreneurship assistance; and (4) supportive services, like stipends, transportation, child-care and incentives to residents of the City (the “Training Site”); and

WHEREAS, the City has applied for a grant from the Federal Workforce Development Grant Funding Program (the “Grant”) to fund the costs of renovations to the building on the Property for use as a Training Site; and

WHEREAS, pursuant to the Local Lands and Buildings Law, the City has negotiated a Purchase and Sale Agreement with International Youth Organization outlining the terms of the purchase of the Property, as described on the Legal Description set forth in Exhibit A to the Purchase and Sale Agreement, attached hereto as Exhibit “A” and made a part of this Ordinance, for the sum of One Dollar and Zero Cents (\$1.00), which purchase price is to be funded by the Grant.

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

1. Pursuant to the Local Lands and Buildings Law, the City is hereby authorized to acquire property from International Youth Organization, a nonprofit organization, at 697-703 South 12th Street, Newark, New Jersey 07103 and designated on the Official Tax Map of the City of Newark as Block 2619, Lot 38, (the “Property”) for the sum of One Dollar and Zero Cents (\$1.00). Said

acquisition shall be funded by the City from the Grant for the purpose of developing and operating the Training Site and shall be contingent upon the City's receipt of said funds.

2. The Mayor of the City of Newark and/or his designee, the Deputy Mayor/Director of the Department of Economic and Housing Development, subject to the Corporation Counsel's review and approval, are hereby authorized to enter into, execute and deliver, on the City's behalf, a Purchase and Sale Agreement for the acquisition of the Property in a form substantially similar to the purchase and sale agreement attached hereto as Exhibit A (the "Agreement").

3. The Deputy Mayor/Director of the Department of Economic and Housing Development is hereby authorized to enter into, execute and/or deliver any and all documents and certificates necessary or convenient to effectuate the acquisition of the Property authorized herein ("Documents"), including, without limitation, a closing statement and a transfer tax return. Said Documents shall be subject to the approval of the City's Corporation Counsel. The City Clerk is authorized to acknowledge and to attest to any document necessary to effectuate the acquisition of the Property.

4. The Mayor of the City of Newark and/or his designee, the Deputy Mayor/Director of the Department of Economic and Housing Development and/or Director of the Department of Finance are hereby authorized to purchase the Property. The Director of the Department of Finance is further authorized to expend funds necessary to pay for incidental fees and costs associated with the purchase of the Property, including, but not limited to title fees, adjusted closing balances, search fees, and recording fees.

5. The Deputy Mayor/Director of the Department of Economic and Housing Development shall cause a copy of the executed documents together with a copy of this Ordinance to be placed on file in the Office of the City Clerk.

6. This Ordinance shall take effect upon final passage and publication and in accordance with the laws of the State of New Jersey.

STATEMENT

An Ordinance authorizing the Mayor of the City of Newark and/or his designee, the Deputy Mayor/Director of the Department of Economic and Housing Development, to acquire from International Youth Organization on the City's behalf the property located at 697-703 South 12th Street, further known as Block 2619, Lot 38, for the sum of \$1.00, for the development and operation of a training site for City of Newark residents.