



## Legislation Details

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**File #:** 24-0291      **Version:** 1      **Name:** RPM Development/Urban League First Amendment Master Redevelopment Agreement

**Type:** Resolution      **Status:** Adopted

**File created:** 2/28/2024      **In control:** Economic and Housing Development

**On agenda:** 3/6/2024      **Final action:** 3/6/2024

**Title:** Dept/ Agency: Economic and Housing Development  
Action: ( ) Ratifying (X) Authorizing ( ) Amending  
Type of Service: Private Sale/Redevelopment  
Purpose: First Amendment to Master Redevelopment Agreement with RPM Development, LLC and Urban League of Essex County Opportunity Corporation for various properties located within the Fairmount Commons Redevelopment Plan Area.  
Entity Name: RPM Development, LLC and Urban League of Essex County Opportunity Corporation, jointly the Redevelopers  
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)  
331-335 South 11th Street/Block 1784/Lot 6/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;  
381-395 South Orange Avenue/Block 1784/Lot 35/West Ward  
354 South 12th Street/Block 1784/Lot 55/West Ward  
350-352 South 12th Street/Block 1784/Lot 57/West Ward  
348 South 12th Street/Block 1784/Lot 58/West Ward  
346 South 12th Street/Block 1784/Lot 59/West Ward  
342-344 South 12th Street/Block 1784/Lot 61/West Ward  
340 South 12th Street/Block 1784/Lot 62/West Ward  
338 South 12th Street/Block 1784/Lot 63/West Ward  
336 South 12th Street/Block 1784/ Lot 64/West Ward  
334 South 12th Street/Block 1784/Lot 65/West Ward  
332 South 12th Street/Block 1784/Lot 66/West Ward  
330 South 12th Street/Block 1784/Lot 67/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 \$4.00 PSF (\$110,356.00)

Sites B and C (102,196.46 SF) sold at \$2.00 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.

**Sponsors:** Dupré L. Kelly, Louise Scott-Rountree

**Indexes:**

**Code sections:**

Date	Ver.	Action By	Action	Result
3/6/2024	1	Municipal Council		