



Legislation Text

File #: 14-0227, Version: 1

ORDINANCE AUTHORIZING THE CITY OF NEWARK, SUBTENANT, TO ENTER INTO A SUBLEASE AGREEMENT WITH VILLAGE AT NEWARK URBAN RENEWAL, LLC, SUBLANDLORD, FOR A PORTION OF THE PREMISES COMMONLY KNOWN AS 250 CENTRAL AVENUE (BLOCK 398, LOT 11), FOR THE TERM OF MAY 15, 2013 TO MAY 14, 2018 FOR THE SUM OF \$5.00, (\$1.00 PER YEAR), FOR THE USE AS A MINI POLICE PRECINCT.

No Action Taken, June 18, 2014

WHEREAS, the City of Newark Police Department, a non-profit corporation of the State of New Jersey, which has tax exempt status with respect to the State of New Jersey and the United States Federal Government, is in need of space to be used as a mini police precinct; and

WHEREAS, Village at Newark Urban Renewal, LLC, with a mailing address of 12700 Hill Country Boulevard, Suite T-200, Austin, Texas, 78738, leases the premises commonly known as 250 Central Avenue, Block 398, Lot 11, on the Official Tax Map and Tax Duplicates of the City of Newark, from Becker Newark, LLC. (the "Leased Premises"); and

WHEREAS, Village at Newark Urban Renewal, LLC, covenants and represents it is the record lessee of the aforementioned property and has the right and authority to enter into a Sublease Agreement with the City of Newark; and

WHEREAS, Village at Newark Urban Renewal, LLC, (Sublandlord) has agreed to sublease a portion of the Lease Premises, as more particularly described in the sublease agreement, in the form attached hereto, to the City of Newark Police Department (Subtenant) for a period of five years beginning on May 15, 2013 and ending on May 14, 2018, for the sum of \$5.00, to be paid in equal yearly installments of \$1.00.

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

1. The Mayor and/or his designees the Director of the Police Department and the Business Administrator are hereby authorized to enter into the Sublease Agreement, on behalf of the City of Newark, Subtenant, with Village at Newark Urban Renewal, LLC, Sublandlord, to sublease a portion of the premises commonly known as 250 Central Avenue, Block 398, Lot 11, as more particularly described in the sublease agreement, in the form attached hereto, pursuant to N.J.S.A. 40:60-25.51.
2. The term of the sublease agreement shall be for the period of five years beginning on May 15, 2013 and ending on May 14, 2018.
3. The sublease agreement is ratified from May 15, 2013 until the date of final passage and

publication of this authorizing Ordinance.

4. The City of Newark shall, as consideration for the said Sublease Agreement, pay the owner the sum of \$5.00 in equal yearly installments of \$1.00 starting on May 15, 2013.
5. The Leased Premises shall be used by the Tenant as a mini-police precinct to be used as a community gathering place for the exchange of police-community information dissemination.
6. Both, the Sublandlord and the Subtenant shall be responsible for the enforcement and compliance of the covenants and conditions of the Sublease Agreement.
7. Attached hereto is a Certification of Funds from the Director of Finance for the City of Newark, which states that: (1) there are sufficient funds in the amount of \$5.00 for the purpose set forth hereinabove and (2) that the line appropriation of the official budget which shall be charged is: Business Unit: ; Department: ; Div./Proj.: ; Activity: ; Account: ; Budget Ref. .
8. A copy of the Sublease Agreement is attached hereto.
9. A copy of this Sublease Agreement, the Certification of Funds and this Ordinance shall be permanently filed in the Office of the City Clerk by the Business Administrator.
10. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.
11. This Ordinance shall take effect upon final passage and publication in accordance with the law of the State of New Jersey.

STATEMENT

This Ordinance authorizes a Sublease Agreement between Village at Newark Urban Renewal, LLC, Sublandlord, and the City of Newark Police Department, Subtenant, for the premises commonly known as 250 Central Avenue (Block 398, Lot 11), for use as a mini- precinct for the period of five years beginning on May 15, 2013 and ending on May 14, 2018 ...