



City of Newark

City Hall
920 Broad Street
Newark, New Jersey 07102

Legislation Text

File #: 14-0374, Version: 1

Dept/ Agency: Economic & Housing Development

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

Type of Service: Private Sale/Redevelopment

Purpose: Redevelop the vacant property into two separate paved, striped and fenced parking lots to be used as ancillary parking.

Entity Name: St. Mark Unified Freewill Baptist Church

Entity Address: 669-671 So. Eleventh St., Newark, NJ 07103

Sale Amount: \$ 38,836.00

Cost Basis: (X) \$4.00 PSF () Negotiated () N/A () Other:

Assessed Amount: \$224,400.00

Appraised Amount: \$ N/A

Contract Period: Commencing within six (6) months and completed within twelve (12) months from the transfer of ownership.

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)

674 So. Eleventh St. / 2617 / 65 / South Ward

676 So. Eleventh St. / 2617 / 64 / South Ward

678 So. Eleventh St. / 2617 / 63 / South Ward

680½ So. Eleventh St. / 2617 / 61 / South Ward

682 So. Eleventh St. / 2617 / 60 / South Ward

Additional Information

Total square feet of property is 9,709

WHEREAS, the purpose of this Resolution is to approve the private sale and redevelopment of the following City-owned properties located in the South Ward of the City of Newark:

PROPERTY ADDRESS	WARD	BLOCK	LOT	SIZE	SQ. FEET
674 So. Eleventh St.	South	2617	65	20.9 X 90	1881
676 So. Eleventh St.	South	2617	64	20.6 X 90	1854
678 So. Eleventh St.	South	2617	63	20.6X100	2060
680½ So. Eleventh St.	South	2617	61	20.6 X 90	1854
682 So. Eleventh St.	South	2617	60	20.6X100	2060

Total Purchase Price: \$38,836.00 (\$4.00 X 9,709/Sq. Ft.)

WHEREAS, the City of Newark has determined that the above referenced properties are City-owned and not needed for municipal purposes; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-8(g), the City of Newark is proceeding with the redevelopment of these areas and is conveying properties at such prices and upon such terms as it deems reasonable and said conveyance is made in conjunction with a Redevelopment Plan; and

WHEREAS, the Municipal Council previously adopted Resolution 7RDO (A.S.) on June 15, 2005 designating the entire City as an “area in need of rehabilitation” under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “LRHL”); and

WHEREAS, the Municipal Council thereafter adopted Ordinance 6PhS&Fd(S) on August 17, 2005 adopting the South Ward Redevelopment Plan governing the redevelopment of City-owned properties located within the South Ward, which includes the above-referenced City-owned properties; and

WHEREAS, St. Mark Unified Freewill Baptist Church, having its office at 669-671 So. Eleventh St., Newark, New Jersey 07103 (the “Redeveloper”) owns, and has agreed to sell their properties located at 636-646, Block 2617, Lots 84, 83, 82, 81, 80, and 79 to Synergy Development, LLC, 120 No. Main St., New City, NY 10956, for the expansion of its adjacent property, Key Foods located at 531-551 Springfield Ave., Newark; and

WHEREAS, The Redeveloper has negotiated with the City of Newark to acquire the City’s properties as replacement parcels in order to redevelop the vacant property into two separate paved, striped and fenced parking lots to be used as ancillary parking; and

WHEREAS, the City has determined that the Redeveloper possesses the proper qualifications, financial resources and necessary capacity to acquire said properties and to redevelop them in accordance with the requirements of N.J.S.A. 40A:12A-8(g), the Agreement for the Sale and Redevelopment of Land, and the South Ward Redevelopment Plan; and

WHEREAS, pursuant to the abovementioned statutory authority, the Department of Economic and Housing Development has recommended that the City of Newark sell and the Redeveloper is willing to purchase from the City certain properties listed herein for the purpose of redeveloping same in accordance with the requirements of N.J.S.A. 40A:12A-8(g), the attached Agreement for the Sale and Redevelopment of Land and the South Ward Redevelopment Plan.

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

1. The Mayor and/or his designee and the Director of the Department of Economic and Housing Development are hereby authorized to enter into and execute a redevelopment agreement, in the form attached hereto, for the following amount, in accordance with the requirements of N.J.S.A. 40A:12A-8(g) and the South Ward Redevelopment Plan, with St. Mark Unified Freewill Baptist Church, located at 669-671 So. Eleventh St., Newark, New Jersey 07103 (the “Redeveloper”), for the private sale and redevelopment of the properties listed below:

PROPERTY ADDRESS	WARD	BLOCK	LOT	SIZE	SQ. FEET
674 So. Eleventh St.	South	2617	65	20.9 X 90	1881

676 So. Eleventh St.	South	2617	64	20.6 X 90	1854
678 So. Eleventh St.	South	2617	63	20.6X100	2060
680½ So. Eleventh St.	South	2617	61	20.6 X 90	1854
682 So. Eleventh St.	South	2617	60	20.6X100	2060
Total Purchase Price: \$38,836.00 (\$4.00X 9,709/Sq. Ft.)					

2. Said properties shall be sold to the Redeveloper by private sale for the purpose of redeveloping the vacant property into two paved, striped and fenced separate parking lots to be used as ancillary parking.
3. The Director of the Department of Economic and Housing Development is hereby authorized to effectuate certain business terms and conditions related to the Redevelopment Agreement annexed hereto and may enter into subordination agreements, access and right of entry agreements, and any required documents which may be necessary in order to effectuate the sale of the properties listed in Paragraph 1 herein and the terms of the Redevelopment Agreement associated with the sale and construction of said property, in a form subject to the approval of the Corporation Counsel. In addition, the Director of the Department of Economic and Housing Development is hereby authorized to enter into a maximum of two six month extensions of the term of the contract and any contract timelines and milestones, provided that any contract timelines and milestones are not extended beyond the two permitted six month extensions, subject to full written disclosure (in the form of a signed memorandum to be submitted prior to adoption) to the Newark Municipal Council by the Director of the Department of Economic and Housing Development and the approval of the Corporation Counsel.
4. Any other prior legislation authorizing or intended to authorize the sale of the properties listed in Paragraph 1 herein is hereby rescinded.
5. The Redeveloper shall have 60 days from the date this Resolution is certified by the Office of the City Clerk to execute the attached redevelopment agreement and return same to the Department of Economic and Housing Development. Should Redeveloper fail to execute and return the attached redevelopment agreement within this 60-day time period, the authorization provided by this Resolution shall be null and void unless the Director of the Department of Economic and Housing Development agrees in writing to extend this 60-day time period.
6. The Acting Director of Finance is hereby authorized to receive proceeds of sale and to deposit same as follows: ninety (90) percent of the sale proceeds shall be deposited into the Community and Economic Development Dedicated Trust Fund established under City Resolution 7RG110685; and ten (10) percent of the sale proceeds shall be placed in the City's Affordable Housing Trust Fund established under City Ordinance 6PhS&FF 062106 for the purpose of preserving low and moderate income affordable housing.
7. The Director of the Department of Economic and Housing Development shall place a copy of the executed redevelopment agreement, the deed, and all executed agreements authorized in Paragraph 3 herein on file in the Office of the City Clerk.
8. The Redeveloper shall be required to comply with the City of Newark's Minority Set-Aside

Ordinance (6S&FD) 040595 and its Affirmative Action Plan (7RBP 030195) and Federal Executive Order 11246, (as amended by Executive Orders 11375 and 12086) regarding the award of goods and services contracts. In addition, the redeveloper has agreed to ensure that a minimum of 60% of workers employed during the construction shall be local Newark residents and that 60% of all contractors, subcontractors and suppliers shall be Newark companies.

9. The redevelopment of the abovementioned properties must be commenced within six (6) months and be completed within twelve (12) months from the transfer of ownership by the City.
10. The Redeveloper shall at its own cost, within ninety (90) days from signing Agreement prepare and submit Site Plans to the Central Planning Board for approval.
11. The properties must conform to the City of Newark Design Guidelines, including standards for environmental sustainability and energy efficiency, as established by the Department of Economic and Housing Development. Should the Redeveloper fail to timely redevelop the properties then the City, in its sole discretion, may direct the redeveloper to transfer title to these properties back to the City.
12. The Director of the Department of Economic and Housing Development is hereby authorized to execute a Quit Claim deed to the Redeveloper for the properties listed above. Said deed conveying title 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

Passage of this resolution shall permit the Mayor and/or his designee and the Director of Economic and Housing Development to enter into and execute a redevelopment agreement with St. Mark Unified Freewill Baptist Church, 669-671 So. Eleventh Street, Newark, New Jersey 07103, for the private sale and redevelopment of the City-owned properties listed as follows, for the following amount, in accordance with the requirements of N.J.S.A. 40A:12A-8(g) and the South Ward Redevelopment Plan:

PROPERTY ADDRESS	WARD	BLOCK	LOT	SIZE	SQ. FEET
674 So. Eleventh St.	South	2617	65	20.9 X 90	1881
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Total Purchase Price: \$38,836.00 (\$4.00X 9,709/Sq. Ft.)					

to redevelop the vacant property into two separate paved, striped and fenced parking lots to be used as ancillary parking, pursuant to the terms and conditions set forth in the Redevelopment Agreement

