



City of Newark

City Hall
920 Broad Street
Newark, New Jersey 07102

Legislation Text

File #: 17-1630, Version: 1

Dept/ Agency: Economic and Housing Development

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

Type of Service: Private Sale/Redevelopment

Purpose: Construct affordable and market rate residential housing

Entity Name: LOGA Home Builders, LLC.

Entity Address: 281 Bloomfield Avenue, Suite 51, Verona, New Jersey 07044

Sale Amount: \$134,686.84

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

Assessed Amount: \$372,000.00

Appraised Amount: \$0.00

Contract Period: To commence within three (3) months and be completed within eighteen (18) months from the transfer of ownership by the City

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)

292 ½ S. 9th Street/Block 1781/Lot 60/West Ward

292 S. 9th Street/Block 1781/Lot 61/West Ward

280 S. 9th Street/Block 1781/Lot 66/West Ward

282 S. 9th Street/Block 1781/Lot 65/West Ward

290 S. 9th Street/Block 1781/Lot 69/West Ward

294 S. 9th Street/Block 1781/Lot 59/West Ward

284 S. 9th Street/Block 1781/Lot 64/West Ward

278 S. 9th Street/Block 1781/Lot 67.01/West Ward

276 S. 9th Street/Block 1781/Lot 67.02/West Ward

285 S. 9th Street/Block 1782/Lot 14/West Ward

279 S. 9th Street/Block 1782/Lot 11/West Ward

281 S. 9th Street/Block 1782/Lot 12/West Ward

287-289 S. 9th Street/Block 1782/Lot 15.01/West Ward

291 S. 9th Street/Block 1782/Lot 15.02/West Ward

Additional Information:

Total Square Footage = 33,671.71 X \$4.00 = \$134,686.84

Sale at prices set forth by Ordinance 6S&Fh adopted on April 7, 2004, establishing the minimum sale price of City-owned Properties

Deferred 7R2-d 040418

Deferred 7R2-a (s) 041018

WHEREAS, the purpose of this resolution is to approve the sale and redevelopment of the following City-owned Properties located in the West Ward of the City of Newark:

<u>ADDRESS</u>	<u>WARD</u>	<u>BLOCK</u>	<u>LOT</u>	<u>SIZE</u>	<u>SQ. FEET</u>
292 ½ S 9 th Street	West	1781	60	19.4X100	1940.0
292 S 9 th Street	West	1781	61	18.5X100	1850.0
280 S 9 th Street	West	1781	66	25X100	2500.0
282 S 9 th Street	West	1781	65	25X100	2500.0
290 S 9 th Street	West	1781	69	18.6X100	1860.0
294 S 9 th Street	West	1781	59	18.9X100	1890.0
284 S 9 th Street	West	1781	64	25X100	2500.0
278 S 9 th Street	West	1781	67.01		2900.0
276 S 9 th Street	West	1781	67.02		2820.0
285 S 9 th Street	West	1782	14	25X100	2500.0
279 S 9 th Street	West	1782	11	21.11X71	1498.81
281 S 9 th Street	West	1782	12	19.9X71	1412.9
287-289 S 9 th Street	West	1782	15.01		3750.0
291 S 9 th Street	West	1782	15.02		3750.0

Total Square Footage: 33,671.71

Total Purchase Price: \$134,686.84 (\$4.00 per sq. ft.); and

WHEREAS, the City of Newark has determined that the above referenced City-owned Properties (the “Properties”) are no longer needed for public use; and

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

WHEREAS, the Municipal Council previously adopted Resolution 7Rdo(AS) 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 6S&Fc(S) on August 17, 2005, adopting the Second Amendment to the West Ward Redevelopment Plan governing the redevelopment of City-owned Properties located within the West Ward, which includes the above-referenced Properties; and

WHEREAS, the City received a letter of intent for the purchase and redevelopment of the Properties from LOGA Home Builders, LLC, 281 Bloomfield Avenue, Suite 51, Verona, New Jersey 07044 (the “Redeveloper”); and

WHEREAS, the Redeveloper, has proposed to the City’s Department of Economic and Housing Development to rehabilitate the Properties to construct affordable and market rate residential housing (the “Proposal”); and

WHEREAS, based upon the City’s review of the request and other such information, the City has determined that the Redeveloper possesses the proper qualifications and requisite financial resources and capacity to acquire the Properties and to redevelop them in accordance with the

requirements of N.J.S.A. 40A:12A-8(g), the terms and conditions of the Agreement for the Sale of Land and Redevelopment, the form of which is attached hereto (the "Agreement"), and the West Ward Redevelopment Plan, as amended; and

WHEREAS, pursuant to the above-mentioned statutory authority, the Department of Economic and Housing Development has recommended that the City of Newark sell the Properties to LOGA Home Builders, LLC, whom is willing to purchase the Properties from the City, for the consideration of One Hundred Thirty Four Thousand Six Hundred Eighty Six Dollars and Eighty Four Cents (\$134,686.84), for the purpose of redeveloping said Properties in accordance with the requirements of N.J.S.A. 40A:12A-8(g), the Agreement, and the West Ward Redevelopment Plan, as amended.

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 Acting Deputy Mayor/Director of the Department of Economic and Housing Development are hereby authorized to enter into and execute the Agreement for the Sale and Redevelopment of Land attached hereto with LOGA Home Builders, LLC, 281 Bloomfield Avenue, Suite 51, Verona, New Jersey 07044, for the private sale and redevelopment of the following Properties, 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 West Ward Redevelopment Plan, as amended:

<u>ADDRESS</u>	<u>WARD</u>	<u>BLOCK</u>	<u>LOT</u>	<u>SIZE</u>	<u>SQ. FEET</u>
292 ½ S 9 th Street	West	1781	60	19.4X100	1940.0
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Total Square Footage: 33,671.71

Total Purchase Price: \$134,686.84 (\$4.00 per sq.)

2. Said Properties shall be sold to LOGA Home Builders, LLC by private sale for the purpose of redeveloping the abovementioned Properties to construct affordable and market rate residential housing.

3. The Acting Deputy Mayor/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 access and right of entry agreements and any related documents which may be necessary in order to effectuate the sale of the Properties and the terms and conditions of the Agreement, all in forms subject to the approval of the City of Newark's Acting Corporation Counsel.
4. The Acting Deputy Mayor/Director of the Department of Economic and Housing Development is hereby authorized to enter into a maximum of two (2) six (6) month extensions of any timeframe set forth in the Agreement, subject to full written disclosure of such extension(s) (in the form of a signed Memorandum to be submitted to the Office of the City Clerk prior to adoption) to the Municipal Council of the City of Newark by the Acting Deputy Mayor/Director of the Department of Economic and Housing Development and the approval of the City of Newark's Acting Corporation Counsel.
5. The Redeveloper shall be designated as the exclusive redeveloper of the Properties and any other prior legislation authorizing or intended to authorize the sale and/or redevelopment and/or rehabilitation of the Properties are hereby rescinded.
6. 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 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 Acting Deputy Mayor/Director of the Department of Economic and Housing Development agrees in writing to extend this thirty (30) day time period.
7. The Director of Finance is hereby authorized to receive proceeds of the sale and to deposit same as follows: ninety percent (90%) of the sale proceeds shall be deposited into the Community and Economic Development Dedicated Trust Fund established under Resolution 7Rg, November 6, 1985; and ten percent (10%) of the sale proceeds shall be placed in the City's Affordable Housing Trust Fund established under City Ordinance 6PS&Ff, June 21, 2006 for the purpose of preserving low and moderate income affordable housing.
8. The Acting Deputy Mayor/Director of the Department of Economic and Housing Development shall place a copy of the executed 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 Redeveloper shall be required to comply with the City of Newark's Minority Set-Aside Ordinance 6S&Fd, April 5, 1995; the City of Newark's Affirmative Action Plan 7Rbp, March 1, 1995; Federal Executive Order 11246, (as amended by Executive Orders 11375 and 12086) regarding the award of goods and services contracts; and the City of Newark Ordinance 6PSF -c June 17, 2015, Amending Title II, Administration, Chapter 4, General Administration, Section 20, Hiring of Newark Residents by Contractors or Other Persons Doing Business with the City of Newark and Section 21, Newark Residents' Employment Policy, by Adding Language to Address Immediate Short Term Training and Employment Opportunities and Repealing the

Newark Employment Commission, a copy of which is attached to the Agreement (the "First Source Ordinance"), all as may be applicable. In addition, the Redeveloper has agreed to ensure that thirty percent (30%) of all contractors, subcontractors and suppliers shall be Newark-based companies.

10. The redevelopment of the Properties shall be commenced within three (3) months and be completed within eighteen (18) months from the transfer of ownership of the Properties by the City to the Redeveloper.
11. The project to be implemented by the Redeveloper shall 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. Additionally, the Redeveloper shall conduct any environmental investigation and remediation upon the Property as may be necessary. Should the Redeveloper fail to diligently pursue the rehabilitation of the Property, then the City, in its sole discretion, may exercise its Right of Reverter to transfer title to the Properties back to the City, in accordance with the terms and conditions of the Agreement and the deed.
12. The Acting Deputy Mayor/Director of the Department of Economic and Housing Development is hereby authorized to execute a Quitclaim Deed to the Redeveloper for the Properties. Said Quitclaim Deed conveying title to the Properties to the Redeveloper shall be approved as to form and legality by the City's Acting Corporation Counsel and attested to and acknowledged by the City Clerk.

STATEMENT

This Resolution authorizes the Mayor and/or his designee and the Acting Deputy Mayor/Director of the Department of Economic and Housing Development to enter into and execute an Agreement for the Sale and Redevelopment of LOGA Home Builders, LLC, 281 Bloomfield Avenue, Suite 51, Verona, New Jersey 07044, for the private sale and redevelopment of the following Properties, 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 for the Sale and Redevelopment of Land and the West Ward Redevelopment Plan, as amended:

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