



## Legislation Text

File #: 17-1552, Version: 2

**Dept/ Agency:** Economic and Housing Development

**Action:**  Ratifying  Authorizing  Amending

**Type of Service:** Private Sale/Redevelopment

**Purpose:** Ratify and Authorize a First Amendment to the Redevelopment Agreement, authorized pursuant to Resolution 7R2-b(S), adopted on January 10, 2017, with Claremont Properties, Inc., 49 Route 202, Far Hills, New Jersey 07931, to extend the Due Diligence Period for an additional one (1) year period and authorize the Acting Director of the Department of Economic and Housing Development to grant an additional two (2) six (6) month extensions of the Due Diligence Period, if necessary

**Entity Name:** Claremont Properties, Inc.

**Entity Address:** 49 Route 202, Far Hills, New Jersey 07931

**Sale Amount:** \$2,794,000.00

**Cost Basis:**  \$ PSF  Negotiated  N/A  Other: Appraisal

**Assessed Amount:** \$0.00

**Appraised Amount:** \$2,800,000.00

**Contract Period:** To commence within three (3) months of execution and completed within twenty-four (24) months of execution

**Contract Basis:**  Bid  State Vendor  Prof. Ser.  EUS

Fair & Open  No Reportable Contributions  RFP  RFQ

Private Sale  Grant  Sub-recipient  n/a

**List of Property:**

**(Address/Block/Lot/Ward)**

13-15 Lock St./Block 2836/Lots 17,18/Central Ward  
23 Lock St./Block 2836/Lot 22/Central Ward  
25 Lock St./Block 2836/Lot 23/Central Ward  
235 Central Ave./Block 2836/Lots 25, 34/Central Ward  
29 Lock St./Block 2836/Lot 26/Central Ward  
31 Lock St./Block 2836/Lot 27/Central Ward  
33 Lock St./Block 2836/Lot 28/Central Ward  
229-233 Central Ave./Block 2836/Lots 29, 33/Central Ward  
37 Lock St./Block 2836/Lot 30/Central Ward  
237-241 Central Ave./Block 2836/Lots 35, 36/Central Ward  
243-245 Central Ave./Block 2836/Lot 37/Central Ward  
247-9 Central Ave./Block 2836/Lot 39/Central Ward  
34 Dey St./Block 2836/Lot 40/Central Ward  
32 Dey St./Block 2836/Lot 41/Central Ward  
30 Dey St./Block 2836/Lot 42/Central Ward  
26-28 Dey St./Block 2836/Lot 43/Central Ward  
10-24 Dey St./Block 2836/Lot 44/Central Ward

**Additional Information:**

Resolution 7R2-b(s) adopted on January 10, 2017

**Deferred 7R2-a (s) 051518**

**Deferred 7R2-c 052318**

**Deferred 7R2-a (s) 053018**

**WHEREAS**, Resolution 7R2-b(s) adopted on January 10, 2017, authorized the Mayor and/or his designee the Acting Director of Economic and Housing Development to enter into and execute a redevelopment agreement with Claremont Properties, Inc., for the private sale and redevelopment of the following City-owned properties for the purpose of constructing a mixed-use project consisting of office space, collegiate space, retail, parking, and such other purposes as may be approved by the (“Redevelopment Agreement”):

<u>ADDRESS</u>	<u>WARD</u>	<u>BLOCK</u>	<u>LOT(S)</u>	<u>SQ. FEET</u>
13-15 Lock Street	Central	2836	17,18	46.10x159
23 Lock Street	Central	2836	22	30x147
25 Lock Street	Central	2836	23	30x143.8
235 Central Avenue	Central	2836	25,34	30x100
29 Lock Street	Central	2836	26	25x100
31 Lock Street	Central	2836	27	25x100
33 Lock Street	Central	2836	28	30x100
229-233 Central Avenue	Central	2836	29,33	70x60
37 Lock Street	Central	2836	10	30x60
237-241 Central Avenue	Central	2836	35,36	60x156.9
243-245 Central Avenue	Central	2836	37	59.5x101
247-9 Central Avenue	Central	2836	39	50x90
34 Dey Street	Central	2836	40	16.3x43.9
32 Dey Street	Central	2836	41	15.8x50
30 Dey Street	Central	2836	42	21.6x50
26-28 Dey Street	Central	2836	43	38.3x115
10-24 Dey Street	Central	2836	44	240x114.7

**WHEREAS**, the City of Newark is currently occupying the above-referenced properties necessary for the aforementioned redevelopment by Claremont Properties, Inc. and the City will not be able to vacate said properties in a timely manner to allow the Redeveloper to do their Due Diligence in the time set forth in the Redevelopment Agreement; and

**WHEREAS**, to resolve the above issue, the parties have agreed to amend the Redevelopment Agreement to extend the Redeveloper’s Due Diligence Period for an additional one-year period and to authorize the Acting Director of the Department of Economic and Housing Development to grant an additional two (2) six-month extensions of the Due Diligence Period, if necessary.

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

1. The Mayor and/or his designee the Acting Director of the Department of Economic and Housing Development are hereby ratified and authorized to enter into a First Amendment to the Redevelopment Agreement, in the form attached hereto, with Claremont Properties, Inc., 49 Route 202, Far Hills, New Jersey 07931, to extend the Redeveloper’s Due Diligence Period for an additional one-year period and authorize the Acting Director of the Department of

Economic and Housing Development to grant an additional two (2) six-month extensions of the Due Diligence Period, if necessary.

2. The Redeveloper shall have thirty (30) days from the date of this Resolution to execute the attached First Amendment to the Redevelopment Agreement and return same to the Department of Economic and Housing Development. Should the Redeveloper fail to execute and return the attached contract within this thirty (30) day time period, the authorization provided by this Resolution shall be null and void unless the Acting Director of the Department of Economic and Housing Development agrees to extend this thirty (30) day time period.
3. The Acting Director of the Department of Economic and Housing Development shall place a copy of this resolution and fully executed First Amendment to the Redevelopment Agreement, authorized by this resolution, on file in the Office of the City Clerk.
4. All other terms of Resolution 7R2-b(S), adopted on January 10, 2017 and the Redevelopment Agreement shall remain in full force and effect, to the extent not otherwise amended herein.

### **STATEMENT**

Resolution ratifies and authorizes the Mayor and/or his designee, the Acting Director of the Department of Economic and Housing Development to enter into a First Amendment to the Redevelopment Agreement, in the form attached hereto, with Claremont Properties, Inc., 49 Route 202, Far Hills, New Jersey 07931, to extend the Redeveloper's Due Diligence Period for an additional one-year period and authorize the Acting Director of the Department of Economic and Housing Development to grant an additional two (2) six-month extensions of the Due Diligence Period, if necessary.