



Legislation Text

File #: 16-1797, Version: 1

Dept/ Agency: Finance

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

Purpose: Stipulation of Settlements for Tax Appeals

List of Property:

(Tax Payer/Address/Block/Lot/Ward/Assmnt./Year/Refund Amount)

B&J Parking Lot/29-39 River Street/137.01/120/Central/\$445,000/2014/- \$983.02
 B&J Parking Lot/29-39 River Street/137.01/120/Central/\$445,000/2015/- \$1,048.95
 1292 McCarter, LLC/1292-1298 McCarter Highway/436/1/Central/\$1,500,000/2013/- \$14,620.30
 1292 McCarter, LLC/1292-1298 McCarter Highway/436/1/Central/\$1,500,000/2014/- \$15,353.05
 1292 McCarter, LLC/1292-1298 McCarter Highway/436/1/Central/\$1,500,000/2015/- \$16,382.86
 1292 McCarter, LLC/1292-1298 McCarter Highway/436/1/Central/\$1,250,000/2016/- \$24,655.36
 433 Adams St., LLC/433-435 Adams Street/1147.01/25.07/East/\$241,300/2012/- \$3,634.96
 433 Adams St., LLC/437-441 Adams Street/1147.01/25.08/East/\$193,700/2012/- \$3,452.00
 433 Adams St., LLC/452-454 Adams Street/1147.01/10.03/East/\$495,200/2012/\$0.00
 37 Branford Place Assoc. /37-57 Branford Place/60/51/Central/\$1,045,200/2011/- \$9,810.94
 37 Branford Place Assoc. /37-57 Branford Place/60/51/Central/\$1,045,200/2012/- \$10,176.50
 37 Branford Place Assoc. /37-57 Branford Place/60/51/Central/\$1,546,100/2013/- \$3,682.39
 Properties Cousins, LLC/190-196 Frelinghuysen Avenue/2755/6/South/\$910,000/2014/- \$6,512.10
 Properties Cousins, LLC/190-196 Frelinghuysen Avenue/2755/6/South/\$910,000/2015/- \$6,948.90
 Garden State Cold Storage, Inc. /117-131 Avenue L/5030/15.01/East/\$1,500,000/2013/- \$12,966.62
 Garden State Cold Storage, Inc. /117-131 Avenue L/5030/15.01/East/\$1,500,000/2014 (F)/- \$13,616.49
 Garden State Cold Storage, Inc. /117-131 Avenue L/5030/15.01/East/\$1,500,000/2015 (F)/- \$14,529.82
 Grace Casey Associates, LLC/609-613 3rd Street/601/14/North/\$330,400/2012/- \$2,506.15
 Grace Casey Associates, LLC/609-613 3rd Street/601/14/North/\$353,700/2013/\$0.00
 Grace Casey Associates, LLC/615-623 3rd Street/601/15/North/\$525,700/2012/- \$3,969.80
 Grace Casey Associates, LLC/615-623 3rd Street/601/15/North/\$838,200/2013/\$0.00
 Harbor Real Estate Management/20-24 Woodside Place/610/41/North/\$260,700/2013/\$0.00
 Harbor Real Estate Management/20-24 Woodside Place/610/41/North/\$220,000/2014/- \$1,262.11
 Hopewell Urban Renewal/725-731 Elizabeth Avenue/368/1/South/\$375,000/2014/- \$2,121.08
 Nompes Corp. of NJ/95 Broadway/442/39/Central/\$221,900/2010/- \$5,234.28
 Nompes Corp. of NJ/95 Broadway/442/39/Central/\$221,900/2011/- \$5,477.89
 Melissa Realty, LLC/95 Broadway/442/39/Central/\$328,000/2012/- \$6,904.00
 Melissa Realty, LLC/95 Broadway/442/39/Central/\$335,000/2013/- \$1,201.87
 Melissa Realty, LLC/95 Broadway/442/39/Central/\$335,000/2014/- \$1,262.11
 Nompes Corp of NJ (Merged into Lot 39 in 2011)/251 Broad Street/442/17/Central/\$80,200/2010/- \$1,949.34
 Nompes Corp of NJ (Merged into Lot 39 in 2011)/251 Broad Street/442/17/Central/\$80,200/2011/- \$2,040.06
 Nompes Corp of NJ/101 Broadway/442/42/Central/\$88,000/2010/- \$540.60
 Nompes Corp of NJ/101 Broadway/442/42/Central/\$88,000/2011/- \$565.76
 Nompes Corp of NJ/101 Broadway/442/42/Central/\$88,000/2012/- \$586.84
 Nompes Corp of NJ/101 Broadway/442/42/Central/\$161,000/2013/- \$1,027.64
 Federal Storage Warehouse/567-589 Wilson Avenue/5020/78/East/\$2,475,200/2010/\$0.00
 Federal Storage Warehouse/567-589 Wilson Avenue/5020/78/East/\$2,150,000/2011/- \$10,822.66
 Federal Storage Warehouse/567-589 Wilson Avenue/5020/78/East/\$2,150,000/2012/- \$11,225.90
 Hallmark Properties/937-953 Broad Street/106/1/Central/\$23,000,000/2013/- \$29,530.00
 Hallmark Properties/937-953 Broad Street/106/1/Central/\$23,000,000/2014/- \$31,010.00
 Hallmark Properties/937-953 Broad Street/106/1/Central/\$22,500,000/2015/- \$49,635.00
 US Realty Financial Corp/558-560 Broad Street/14/7/Central/\$3,250,000/2013/- \$16,256.27
 US Realty Financial Corp/558-560 Broad Street/14/7/Central/\$3,000,000/2014/- \$24,823.51
 US Realty Financial Corp/558-560 Broad Street/14/7/Central/\$2,750,000/2015/- \$34,761.05
 US Realty Financial Corp/558-560 Broad Street/14/7/Central/\$2,000,000/2016/- \$59,578.55
 Peter Weiss/52 Ridgewood Avenue/2677/15.03/Central/\$240,700/2011/- \$3,241.47
 Wildcat Partners, LLC/293 Chestnut Street/955/66/East/\$197,400/2012/- \$1,035.60
 Deutsche Bank National Trust c/o Winans Ave, LLC/37 Winans Avenue/2612/24/Central/\$95,000/2011/- \$1,517.57
 37 Winans Ave, LLC/37 Winans Avenue/2612/24/Central/\$95,000/2012/- \$1,574.11
 MDJTK Holding, LLC/802-814 Bergen Street/2712/1/South/\$5,430,600/2012/\$0.00
 MDJTK Holding, LLC/802-814 Bergen Street/2712/1/South/\$6,724,800/2013/\$0.00
 MDJTK Holding, LLC/802-814 Bergen Street/2712/1/South/\$6,500,000/2014/- \$6,971.05
 MDJTK Holding, LLC/802-814 Bergen Street/2712/1/South/\$6,000,000/2015/- \$23,983.63
 MDJTK Holding, LLC/802-814 Bergen Street/2712/1/South/\$6,000,000/2016/- \$23,983.63

MDJTK Holding, LLC/337-341 Badger Avenue/2715/20/South/\$91,400/2012/\$0.00
MDJTK Holding, LLC/337-341 Badger Avenue/2715/20/South/\$101,500/2013/\$0.00
MDJTK Holding, LLC/337-341 Badger Avenue/2715/20/South/\$101,500/2014/\$0.00
MDJTK Holding, LLC/337-341 Badger Avenue/2715/20/South/\$101,500/2015/\$0.00
MDJTK Holding, LLC/337-341 Badger Avenue/2715/20/South/\$101,500/2016/\$0.00
153 Halsey Urban Renewal (Hartz Mountain Ind. Inc.)/147-159 Halsey Street/62/1.02/C2/Central/\$6,000,000/2010/
-\$17,273.76
153 Halsey Urban Renewal (Hartz Mountain Ind. Inc.)/147-159 Halsey Street/62/1.02/C2/Central/\$6,210,400/2011/
-\$11,075.58
153 Halsey Urban Renewal (Hartz Mountain Ind. Inc.)/147-159 Halsey Street/62/1.02/C2/Central/\$6,292,800/2012/
-\$8,643.81
Amohmensah, Felix/237-239 Badger Avenue/2691/57.21/South/\$295,000/2011/-/\$3,214.85
Forest Hill Medical Realty Group/461-467 Mt. Prospect Avenue/627/27/North/\$1,289,900/2009/-/\$10,191.82
Forest Hill Medical Realty Group/461-467 Mt. Prospect Avenue/627/27/North/\$1,289,900/2010/-/\$6,318.98
Forest Hill Medical Realty Group/461-467 Mt. Prospect Avenue/627/27/North/\$1,289,900/2011/-/\$6,616.06
Forest Hill Medical Realty Group/461-467 Mt. Prospect Avenue/627/27/North/\$1,321,600/2014/\$0.00
Lyma 5, LLC/50 North 6th Street/1874/13/West/\$128,000/2012/-/\$1,643.15
Global Protein Foods, Inc./190-212 Magazine Street/2067/1/East/\$2,350,000/2012/-/\$13,324.72
Sherman Ave Realty Assoc., LLC/258-272 Sherman Avenue/2762/17/South/\$1,004,800/2009/-/\$11,268.25
Sherman Ave Realty Assoc., LLC/258-272 Sherman Avenue/2762/17/South/\$1,004,800/2010/-/\$13,082.52
Sherman Ave Realty Assoc., LLC/258-272 Sherman Avenue/2762/17/South/\$950,000/2011/-/\$10,772.74
Sherman Ave Realty Assoc., LLC/258-272 Sherman Avenue/2762/17/South/\$950,000/2012/-/\$11,174.12
Sherman Ave Realty Assoc., LLC/258-272 Sherman Avenue/2762/17/South/\$716,500/2013/\$0.00
Sherman Ave Realty Assoc., LLC/55-59 Branford Street/2762/9/South/\$79,700/2009/\$0.00
Sherman Ave Realty Assoc., LLC/55-59 Branford Street/2762/9/South/\$79,700/2010/\$0.00
Sherman Ave Realty Assoc., LLC/55-59 Branford Street/2762/9/South/\$79,700/2011/\$0.00
Sherman Ave Realty Assoc., LLC/55-59 Branford Street/2762/9/South/\$79,700/2012/\$0.00
Sherman Ave Realty Assoc., LLC/55-59 Branford Street/2762/9/South/\$88,500/2013/\$0.00
McDonald's/920-934 Frelinghuysen Avenue/3775/53/South/\$1,148,000/2009/\$0.00
McDonald's/920-934 Frelinghuysen Avenue/3775/53/South/\$800,000/2010/-/\$11,066.40
McDonald's/920-934 Frelinghuysen Avenue/3775/53/South/\$800,000/2011/-/\$11,581.44
McDonald's/920-934 Frelinghuysen Avenue/3775/53/South/\$800,000/2012/-/\$12,012.96
McDonald's/920-934 Frelinghuysen Avenue/3775/53/South/\$1,475,400/2013/\$0.00
McDonald's/920-934 Frelinghuysen Avenue/3775/53/South/\$1,230,700/2014/\$0.00
B&M Real Estate aka Neves & Rodrigues/189-213 South Street/1162/1.01/East/\$354,900/2009/-/\$36,461.57
B&M Real Estate aka Neves & Rodrigues/189-213 South Street/1162/1.01/East/\$354,900/2010 (F)/-\$42,332.16
B&M Real Estate aka Neves & Rodrigues/189-213 South Street/1162/1.01/East/\$354,900/2011 (F)/-\$44,302.34
B&M Real Estate aka Neves & Rodrigues/50-52 Dawson Street/1162/1.03/East/\$143,100/2009/-/\$2,656.83
B&M Real Estate aka Neves & Rodrigues/50-52 Dawson Street/1162/1.03/East/\$143,100/2010 (F)/-\$3,084.60
B&M Real Estate aka Neves & Rodrigues/50-52 Dawson Street/1162/1.03/East/\$143,100/2011 (F)/-\$3,228.16
B&M Real Estate aka Neves & Rodrigues/223-225 Thomas Street/1162/1.04/East/\$60,500/2009/-/\$2,656.83
B&M Real Estate aka Neves & Rodrigues/223-225 Thomas Street/1162/1.04/East/\$60,500/2010 (F)/-\$3,084.60
B&M Real Estate aka Neves & Rodrigues/223-225 Thomas Street/1162/1.04/East/\$60,500/2011 (F)/-\$3,228.16
B&M Real Estate aka Neves & Rodrigues/227 Thomas Street/1162/1.05/East/\$60,300/2009/-/\$2,656.83
B&M Real Estate aka Neves & Rodrigues/227 Thomas Street/1162/1.05/East/\$60,300/2010 (F)/-\$3,084.60
B&M Real Estate aka Neves & Rodrigues/227 Thomas Street/1162/1.05/East/\$60,300/2011 (F)/-\$3,228.16
B&M Real Estate aka Neves & Rodrigues/229 Thomas Street/1162/1.06/East/\$60,300/2009/-/\$2,656.83
B&M Real Estate aka Neves & Rodrigues/229 Thomas Street/1162/1.06/East/\$60,300/2010 (F)/-\$3,084.60
B&M Real Estate aka Neves & Rodrigues/229 Thomas Street/1162/1.06/East/\$60,300/2011 (F)/-\$3,228.16
B&M Real Estate aka Neves & Rodrigues/231 Thomas Street/1162/1.07/East/\$60,500/2009/-/\$2,656.83
B&M Real Estate aka Neves & Rodrigues/231 Thomas Street/1162/1.07/East/\$60,500/2010 (F)/-\$3,084.60
B&M Real Estate aka Neves & Rodrigues/231 Thomas Street/1162/1.07/East/\$60,500/2011 (F)/-\$3,228.16
B&M Real Estate aka Neves & Rodrigues/233-235 Thomas Street/1162/1.08/East/\$170,500/2009/-/\$2,656.83
B&M Real Estate aka Neves & Rodrigues/233-235 Thomas Street/1162/1.08/East/\$170,500/2010 (F)/-\$3,084.60
B&M Real Estate aka Neves & Rodrigues/233-235 Thomas Street/1162/1.08/East/\$170,500/2011 (F)/-\$3,228.16
B&M Real Estate aka Neves & Rodrigues/237 Thomas Street/1162/1.09/East/\$60,500/2009/-/\$2,656.83
B&M Real Estate aka Neves & Rodrigues/237 Thomas Street/1162/1.09/East/\$60,500/2010 (F)/-\$3,084.60
B&M Real Estate aka Neves & Rodrigues/237 Thomas Street/1162/1.09/East/\$60,500/2011 (F)/-\$3,228.16
B&M Real Estate aka Neves & Rodrigues/239-241 Thomas Street/1162/1.10/East/\$67,500/2009/-/\$2,656.83
B&M Real Estate aka Neves & Rodrigues/239-241 Thomas Street/1162/1.10/East/\$67,500/2010 (F)/-\$3,084.60
B&M Real Estate aka Neves & Rodrigues/239-241 Thomas Street/1162/1.10/East/\$67,500/2011 (F)/-\$3,228.16
B&M Real Estate aka Neves & Rodrigues/243-249 Thomas Street/1162/1.11/East/\$475,200/2009/-/\$2,651.35
B&M Real Estate aka Neves & Rodrigues/243-249 Thomas Street/1162/1.11/East/\$475,200/2010 (F)/-\$3,078.24
B&M Real Estate aka Neves & Rodrigues/243-249 Thomas Street/1162/1.11/East/\$475,200/2011 (F)/-\$3,221.50
B&M Real Estate aka Neves & Rodrigues/251-253 Thomas Street/1162/1.12/East/\$60,500/2009/-/\$2,656.83
B&M Real Estate aka Neves & Rodrigues/251-253 Thomas Street/1162/1.12/East/\$60,500/2010 (F)/-\$3,084.60
B&M Real Estate aka Neves & Rodrigues/251-253 Thomas Street/1162/1.12/East/\$60,500/2011 (F)/-\$3,228.16
B&M Real Estate aka Neves & Rodrigues/255 Thomas Street/1162/1.13/East/\$60,500/2009/-/\$2,656.83
B&M Real Estate aka Neves & Rodrigues/255 Thomas Street/1162/1.13/East/\$60,500/2010 (F)/-\$3,084.60
B&M Real Estate aka Neves & Rodrigues/255 Thomas Street/1162/1.13/East/\$60,500/2011 (F)/-\$3,228.16
B&M Real Estate aka Neves & Rodrigues/257-259 Thomas Street/1162/1.14/East/\$65,700/2009/-/\$2,656.83
B&M Real Estate aka Neves & Rodrigues/257-259 Thomas Street/1162/1.14/East/\$65,700/2010 (F)/-\$3,084.60

B&M Real Estate aka Neves & Rodrigues/257-259 Thomas Street/1162/1.14/East/\$65,700/2011 (F)/-\$3,228.16
B&M Real Estate aka Neves & Rodrigues/1162/1.01-1.14/East/\$1,600,000/2012/- \$46,992.08
Bella Realty Co., LLC/439-451 Frelinghuysen Avenue/3542/12/South/\$1,262,200/2013/\$0.00
Bella Realty Co., LLC/439-451 Frelinghuysen Avenue/3542/12/South/\$1,155,000/2014/- \$3,324.27
Bella Realty Co., LLC/439-451 Frelinghuysen Avenue/3542/12/South/\$1,100,000/2015/- \$5,367.20
Bella Realty Co., LLC/429-433 Frelinghuysen Avenue/3542/8/South/\$600,000/2014/- \$22,525.66
Bella Realty Co., LLC/429-433 Frelinghuysen Avenue/3542/8/South/\$600,000/2015/- \$24,036.58

Additional Information:

Total Tax Difference: -\$1,017,193.38

Invitation: Corporation Counsel, December 20, 2016

WHEREAS, there are now pending before the Tax Court of New Jersey direct appeals challenging real property assessments and actions to review judgments of the Essex County Board of Taxation with regard to properties listed on the attached Schedule A; and

WHEREAS, after a review of the appraisals of both the City and the taxpayer and an analysis of prior County Board and Tax Court actions as they affect these properties, and after careful consideration of these facts, it is the opinion of the Tax Assessor and the Corporation Counsel that these settlements are in the best interests of the City of Newark.

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

1. The Corporation Counsel of the City of Newark and/or his designee, Outside Counsel, be and is hereby authorized to execute a Stipulation of Settlement with regard to certain properties as set forth in Schedule A, after receipt of all documents deemed appropriate.
2. The City Clerk shall serve a copy of this resolution upon the Tax Assessor, Corporation Counsel and the Department of Finance.

STATEMENT

This resolution authorizes the Corporation Counsel of the City of Newark and/or his designee, Outside Counsel, to execute a Stipulation of Settlement with regard to Tax Appeals on properties set forth in Schedule A.