



# City of Newark

City Hall  
920 Broad Street  
Newark, New Jersey 07102

## Legislation Text

File #: 12-1295, Version: 1

**AN ORDINANCE AUTHORIZING A LEASE BETWEEN THE CITY OF NEWARK, LANDLORD, AND DOWN NECK COMMUNITY SPORTS GROUP INC., TO LEASE 226 ROME STREET, NEWARK, NJ 07102, (BLOCK 2052, LOT 30) CONSISTING OF APPROXIMATELY 60,300 SQUARE FEET AND COMMONLY KNOWN AS IRONBOUND RECREATION CENTER AND ALL OTHER IMPROVEMENTS, PERSONAL PROPERTY AND FIXTURES LOCATED THEREON (THE "BUILDING") TOGETHER WITH AN IMPROVED ATHLETIC FIELD ALSO REFERRED TO AS THE "B FIELD" FOR THE SUM OF ONE DOLLAR (\$1.00), FOR A PERIOD COMMENCING MARCH 1, 2012 AND ENDING ON FEBRUARY 28, 2017.**

**WHEREAS**, the City of Newark, a municipal corporation of the State of New Jersey, is the fee owner of that certain parcel of land having a street address of 226 Rome Street, Newark, NJ 07102, Newark New Jersey, also known on the Official Tax Map and Tax Duplicates as Block 2052, Lot 30; and

**WHEREAS**, Down Neck Community Sports Group Inc., is a non-profit corporation, having an address at 23 Hanover Street Newark, NJ 07105; and

**WHEREAS**, Down Neck Community Sports Group Inc. is in need of renting space from the City of Newark for the purpose of providing Youth Programming in the areas of recreational sports, academic classes, social and civil and cultural programs and for the general use of the community as a whole; and

**WHEREAS**, the City of Newark wishes to enter into a Lease Agreement with Down Neck Community Sports Group Inc. to lease 226 Rome Street, Newark New Jersey, also known on the Official Tax Map and Tax Duplicates as Block 2052, Lot 30, known and designated as the Ironbound Recreation Center and all other improvements, personal property and fixtures located thereon (the "Building") together with an improved athletic field also referred to as the "B Field" (the "Property") (collectively referred to herein as the "Demised Premises"), pursuant to the terms and conditions of a Lease Agreement, which is attached hereto and made a part of this Ordinance; and

**WHEREAS**, the leasing of the Demised Premises is governed by N.J.S.A. 40:60-51.12.

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

1. The Mayor and/or his designee, the Business Administrator, are hereby authorized to enter into and execute a Lease Agreement in the form attached hereto, on behalf of the City of Newark, ("Landlord"), with Down Neck Community Sports Group Inc., ("Tenant"), for the use of 226 Rome Street, Newark New Jersey, also known on the Official Tax

Map and Tax Duplicates as Block 2052, Lot 30, known and designated as the Ironbound Recreation Center and all other improvements, personal property and fixtures located thereon (the "Building") together with an improved athletic field also referred to as the "B Field" (the "Property") (collectively referred to herein as the "Demised Premises"), for the purpose of providing Youth Programming in the areas of recreational sports, academic classes, social and civil and cultural programs and for the general use of the community as a whole, for the period commencing on March 1, 2012 and ending on February 28, 2017.

2. This Lease Agreement is ratified from March 1, 2012 until the date of adoption of this Ordinance.
3. Tenant shall as consideration for the said Lease Agreement, pay the Landlord the sum of \$1.00.
4. The City is authorized to enter into this Lease Agreement pursuant to N.J.S.A. 40:60-51.12.
5. Both, the Landlord and the Tenant shall be responsible for the enforcement and compliance with the covenants and conditions of the Lease Agreement.
6. A copy of both the fully executed Lease Agreement and this Ordinance shall be permanently filed in the Office of the City Clerk by the Business Administrator.
7. If any provision of this Ordinance is deemed unlawful by a Court and is found to be contrary to law by a court of competent jurisdiction, such provision shall be of no force or effect; but the remainder of this Agreement shall continue in full force and effect.
8. This Ordinance shall take effect upon final passage and publication in accordance with the laws of the State of New Jersey.

### **STATEMENT**

This Ordinance authorizes the Mayor and/or his designee the Business Administrator, to enter into and execute a Lease Agreement with Down Neck Community Sports Group Inc., ("Tenant"), for the use of a portion of 226 Rome Street, Newark New Jersey, also known on the Official Tax Map and Tax Duplicates as Block 2052, Lot 30, known and designated as the Ironbound Recreation Center and all other improvements, personal property and fixtures located thereon (the "Building") together with an improved athletic field also referred to as the "B Field" (the "Property") (collectively referred to herein as the "Demised Premises"), for the purpose of providing Youth Programming in the areas of recreational sports, academic classes, social and civil and cultural programs and for the general use of the community as a whole, for the period commencing on March 1, 2012 and ending on February 28, 2017.