



Legislation Details (With Text)

File #: 17-1811 **Version:** 1 **Name:** Unversity Hospital (UH) 140 Bergen Street
Type: Ordinance **Status:** Adopted
File created: 10/12/2017 **In control:** Health and Community Wellness
On agenda: 4/18/2018 **Final action:** 5/10/2018
Title: AN ORDINANCE RATIFYING AND AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT BETWEEN UNIVERSITY HOSPITAL (UH), A BODY CORPORATE AND POLITIC OF THE STATE OF NEW JERSEY (LANDLORD), AND THE CITY OF NEWARK, DEPARTMENT OF HEALTH AND COMMUNITY WELLNESS (TENANT), FOR THE LEASING OF THE PREMISES COMMONLY KNOWN AS 140 BERGEN STREET (CENTRAL WARD) BLOCK 211, LOT 1, PORTION OF LEVEL E, FOR THE PERIOD OF MARCH 1, 2017 THROUGH FEBRUARY 28, 2018, THE SUM OF \$147,326.17, FOR USE AS AN AMBULATORY CARE FACILITY.

Sponsors: Gayle Chaneyfield Jenkins, Eddie Osborne

Indexes:

Code sections:

Date	Ver.	Action By	Action	Result
5/10/2018	1	Municipal Council	Close on Public Hearing and Adopt	Pass
4/24/2018	1	Municipal Council	Advance and Adopt on First Reading as 6F-	Pass
4/18/2018	1	Municipal Council	No Action Taken	

AN ORDINANCE RATIFYING AND AUTHORIZING THE EXECUTION OF A LEASE AGREEMENT BETWEEN UNIVERSITY HOSPITAL (UH), A BODY CORPORATE AND POLITIC OF THE STATE OF NEW JERSEY (LANDLORD), AND THE CITY OF NEWARK, DEPARTMENT OF HEALTH AND COMMUNITY WELLNESS (TENANT), FOR THE LEASING OF THE PREMISES COMMONLY KNOWN AS 140 BERGEN STREET (CENTRAL WARD) BLOCK 211, LOT 1, PORTION OF LEVEL E, FOR THE PERIOD OF MARCH 1, 2017 THROUGH FEBRUARY 28, 2018, THE SUM OF \$147,326.17, FOR USE AS AN AMBULATORY CARE FACILITY.

WHEREAS, the City of Newark, Department of Health and Community Wellness, is in need of leasing a portion of Level E of the premises commonly known as 140 Bergen Street, Block 211, Lot 1 (the "Leased Premises"), on the Official Tax Maps of the City of Newark, New Jersey, for public utilization as an Ambulatory Care Facility; and

WHEREAS, the City of Newark (Tenant) and the University Hospital (UH), desires to enter into a lease agreement for the Leased Premises for the period of March 1, 2017 through February 28, 2018, for the sum of \$147,326.17; and

WHEREAS, an amount of \$147,326.17 is available and certified to lease the space for the period of March 1, 2017 through February 28, 2018, a copy of the Certification of Funds shall be filed in the Office of the City Clerk.

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

Section 1. The Mayor and/or his designees, the Director of Health and Community Wellness and the Business Administrator of the City of Newark, are hereby authorized to enter into a lease agreement (hereinafter "Lease Agreement") in the form attached hereto, on behalf of the City of Newark ("Tenant") with the University Hospital (UH) (Landlord), for the leasing of a portion of Level E of the premises commonly known as 140 Bergen Street, Block 211, Lot 1, for use as an Ambulatory Care Facility, pursuant to N.J.S.A. 40:60-25.51, for the period of March 1, 2017 through February 28, 2018.

Section 2. The Municipal Council of the City of Newark hereby ratifies the Lease Agreement between Tenant and the Landlord from March 1, 2017, until the final passage and publication of this Ordinance.

Section 3. There shall be no advance payment on this Lease Agreement.

Section 4. A copy of the Lease Agreement is attached hereto and made part hereof.

Section 5. Pursuant to N.J.S.A. 40A:11-5(a)(i), because the subject matter of the Lease Agreement consists of professional services, the Lease Agreement may be negotiated and awarded by the Municipal Council without public advertising for bids and bidding.

Section 6. A copy of the Lease Agreement and this Ordinance shall be permanently filed in the Office of the City Clerk by the Director of Health and Community Wellness.

Section 7. This Ordinance shall take effect upon final passage and publication in accordance with the laws of the State of New Jersey.

Section 8. Attached hereto is a Certification of Funds by the Chief Finance Officer, City of Newark, in the amount of \$147,326.17 from legal appropriation of the official budget, which shall be charged, Business Unit 026; Dept. GLP; Account# 46540; Budget Reference B2017, a copy of the Certification of Funds shall be filed in the Office of the City Clerk.

Section 9. The Lease Agreement satisfies and is in compliance with Newark Municipal Ordinance 2:4-16.

STATEMENT

Passage of the Ordinance will authorize a lease agreement between the City of Newark, Department of Health and Community Wellness, Federally Qualified Health Care Center (Tenant) and the University Hospital (UH) (Landlord), for the leasing of a portion of level E of the premises commonly known as 140 Bergen Street, Block 211, Lot 1, for use as an Ambulatory Care Facility. The term of the lease agreement will be from March 1, 2017 through February 28, 2018, and the consideration for leasing shall be \$147,326.17.