Legislation Details (With Text)

File #:	18-1478	**Version:**	1	**Name:**	Ordinance to Lease 846-850 South Orange Avenue Newark Nj
Type:	Ordinance			**Status:**	Adopted
File created:	9/17/2018			**In control:**	Health and Community Wellness
On agenda:	10/24/2018			**Final action:**	12/5/2018
Title:	ORDINANCE AUTHORIZING THE MAYOR AND/OR HIS DESIGNEE, THE DIRECTOR OF THE NEWARK DEPARTMENT OF HEALTH AND COMMUNITY WELLNESS (NDHCW), TO ENTER INTO AND EXECUTE A LEASE AGREEMENT WITH ESSEX PROPERTY MANAGEMENT GROUP, LLC, 59 EAST RUNYON STREET 1ST FLOOR, NEWARK, NEW JERSEY 07114, FOR THE PROPERTY LOCATED AT 846-850 SOUTH ORANGE AVENUE, STORE FRONT A, NEWARK, NEW JERSEY 07103, FOR AN ANNUAL RENT OF TEN THOUSAND EIGHT HUNDRED DOLLARS AND ZERO CENTS ($10,800.00), PAYABLE IN TWELVE (12) EQUAL MONTHLY AMOUNTS OF NINE HUNDRED DOLLARS ($900.00), FOR A PERIOD COMMENCING SEPTEMBER 1, 2018 AND TERMINATING ON AUGUST 31, 2019, WITH AN OPTION TO RENEW FOR ONE (1) ADDITIONAL YEAR, FOR THE PURPOSE OF EMBEDDING THE WEST WARD VICTIMS OUTREACH SERVICES (WWVO) PROGRAM WITHIN THE WEST WARD BY PROVIDING TRAUMA INFORMED CARE MENTAL HEALTH AND OTHER SUPPORTIVE SERVICE FOR YOUNG MEN OF COLOR TRAUMATIZED BY VIOLENCE. Deferred 8b (as) 102418				
Sponsors:	Joseph A. McCallum, Jr.				
Indexes:					
Code sections:					

Date	Ver.	Action By	Action	Result
12/5/2018	1	Municipal Council	Close on Public Hearing and Adopt	Pass
11/8/2018	1	Municipal Council	Advance and Adopt on First Reading as 6F-	Pass
10/24/2018	1	Municipal Council	Defer on Communications	Pass

ORDINANCE AUTHORIZING THE MAYOR AND/OR HIS DESIGNEE, THE DIRECTOR OF THE NEWARK DEPARTMENT OF HEALTH AND COMMUNITY WELLNESS (NDHCW), TO ENTER INTO AND EXECUTE A LEASE AGREEMENT WITH ESSEX PROPERTY MANAGEMENT GROUP, LLC, 59 EAST RUNYON STREET 1ST FLOOR, NEWARK, NEW JERSEY 07114, FOR THE PROPERTY LOCATED AT 846-850 SOUTH ORANGE AVENUE, STORE FRONT A, NEWARK, NEW JERSEY 07103, FOR AN ANNUAL RENT OF TEN THOUSAND EIGHT HUNDRED DOLLARS AND ZERO CENTS ($10,800.00), PAYABLE IN TWELVE (12) EQUAL MONTHLY AMOUNTS OF NINE HUNDRED DOLLARS ($900.00), FOR A PERIOD COMMENCING SEPTEMBER 1, 2018 AND TERMINATING ON AUGUST 31, 2019, WITH AN OPTION TO RENEW FOR ONE (1) ADDITIONAL YEAR, FOR THE PURPOSE OF EMBEDDING THE WEST WARD VICTIMS OUTREACH SERVICES (WWVO) PROGRAM WITHIN THE WEST WARD BY PROVIDING TRAUMA INFORMED CARE MENTAL HEALTH AND OTHER SUPPORTIVE SERVICE FOR YOUNG MEN OF COLOR TRAUMATIZED BY VIOLENCE.
Deferred 8b (as) 102418

WHEREAS, Essex Property Management Group, LLC, 59 East Runyon Street, 1st Floor, Newark, New Jersey 07114, “Landlord’, is the owner of land and improvements of property located

846-850 South Orange Avenue, Store Front A, Newark, New Jersey 07103 (the "Property"); and

WHEREAS, the Landlord makes available for lease to the City of Newark, Department of Health and Community Wellness (NDHCW), ("Tenant"), Store Front A, 846-850 South Orange, Avenue, Newark, New Jersey 07103, ("Leased Premises"); and

WHEREAS, the Landlord desires to lease the Leased Premises to Tenant, and Tenant desires to lease the Leased Premises from Landlord for the term, at the rental and upon the provisions set forth herein; and

WHEREAS, the City of Newark desires to lease the property from Essex Property Management Group, LLC, 59 East Runyon Street, 1st Floor, Newark, New Jersey 07114, for the purpose of embedding the West Ward Victims Outreach "WWVO" program providing trauma informed care services; and

WHEREAS, the City of Newark will lease said premises for an annual fee of Ten Thousand Eight Hundred Dollars and Zero Cents ($10,800.00), for a period of one year, commencing on September 1, 2018, and terminating August 31, 2019. An option to renew for one (1) year for an annual fee of Ten Thousand Eight Hundred Dollars and Zero Cents ($10,800.00) plus costs of utilities, as specified above, is included; and

WHEREAS, the City of Newark shall pay a security deposit of One Thousand Eight Hundred Dollars and Zero Cents ($1,800.00).

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

Section 1. The Mayor and/or his designee, the Director of the Department of Health and Community Wellness, are hereby authorized to execute and enter into the Lease Agreement in the form attached hereto, on behalf of the City of Newark, Lessee, with Essex Property Management Group, LLC., Lessor, pursuant to N.J.S.A. 40A:12-15 for the lease of the property commonly known as 846-850 South Orange Avenue, Store Front A, Newark, New Jersey 07103, for the purpose of embedding the West Ward Outreach Services program providing trauma informed care services to young men of color in the West Ward.

Section 2. The initial term of this lease shall be for a period of twelve (12) months, commencing on September 1, 2018 (the "Lease Commencement Date"), and expiring on August 31, 2019 (the "Initial Lease Term"). Landlord shall use its best efforts to put Tenant in possession of the Leased Premises on Lease Commencement Date. If Landlord is unable to timely provide the Leased Premises, rent shall abate for the period of delay. The Tenant shall make no claim against Landlord for any such delay.

Section 3. The Municipal Council of the City of Newark hereby ratifies the Lease Agreement between the Tenant and the Landlord from September 1, 2018, until the final passage and publication of this Ordinance.

Section 4. There shall be no advance payment on this Lease Agreement

Section 5. A copy of the Lease Agreement is attached hereto and made a part hereof.

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

Section 7. Attached hereto is a partial Certification of Funds from the Director of Finance, City of Newark, which states that funds in the amount of $12,600.00 are available in the 2018 Budget under Business Unit: 051; Dept.: G18; Div./Proj. H18CO; Account #71610; Budget Reference: B2018, which is from grant funding. The Certification of Funds shall be filed along with the original Ordinance in the Office of the City Clerk. The remainder of the funding for this lease will be subject to Certification of Funds and no additional monies shall be expended without same.

Section 8. This Ordinance shall take effect upon final passage and publication in accordance with the laws of the State of New Jersey.

STATEMENT

Ordinance ratifies and authorizes the Mayor and/or his designee, the Director of the Newark Department of Health and Community Wellness (NDWHC), to enter into and execute a Lease Agreement with Essex Property Management Group, LLC, 59 East Runyon Street, 1st Floor, Newark, New Jersey 07114, for the property located at 846-850 South Orange Avenue, Store Front A, Newark, New Jersey 07103, at an annual rent of Ten Thousand Eight Hundred Dollars and Zero Cents ($10,800.00), payable in twelve (12) equal monthly installment payments of Nine Hundred Dollars ($900.00) per month, plus the security deposit of One Thousand Eight Hundred Dollars ($1,800.00) and additional rent for monthly utilities. The lease term is for one (1) year commencing September 1, 2018, and terminating August 31, 2019. The City of Newark also has the option to renew this lease for an additional one (1) year for Ten Thousand Eight Hundred Dollars and Zero Cents ($10,800.00), in addition to monthly utilities.

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