



Legislation Details (With Text)

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File created:	3/3/2020	In control:		In control:	Health and Community Wellness
On agenda:	6/10/2020	Final action:		Final action:	6/24/2020
Title:	AN ORDINANCE RATIFYING AND AUTHORIZING THE MAYOR AND/OR HIS DESIGNEE, THE DIRECTOR OF THE DEPARTMENT OF HEALTH AND COMMUNITY WELLNESS, TO ENTER INTO AND EXECUTE A LEASE AGREEMENT WITH UNIVERSITY HOSPITAL, A BODY CORPORATE AND POLITIC OF THE STATE OF NEW JERSEY, 150 BERGEN STREET, NEWARK, NEW JERSEY 07101 (LANDLORD), FOR THE PROPERTY LOCATED AT 140 BERGEN STREET, BLOCK 211, LOT 1, PORTION OF LEVEL E, (CENTRAL WARD) FOR THE PERIOD COMMENCING ON MARCH 1, 2019, AND TERMINATING ON FEBRUARY 29, 2020, FOR AN ANNUAL RENT OF \$147,325.92, FOR USE AS AN AMBULATORY CARE FACILITY.				

Sponsors:

Indexes:

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Date	Ver.	Action By	Action	Result
6/24/2020	1	Municipal Council	Close on Public Hearing and Adopt	Pass
6/10/2020	1	Municipal Council	Advance and Adopt on First Reading as 6F-	Pass

AN ORDINANCE RATIFYING AND AUTHORIZING THE MAYOR AND/OR HIS DESIGNEE, THE DIRECTOR OF THE DEPARTMENT OF HEALTH AND COMMUNITY WELLNESS, TO ENTER INTO AND EXECUTE A LEASE AGREEMENT WITH UNIVERSITY HOSPITAL, A BODY CORPORATE AND POLITIC OF THE STATE OF NEW JERSEY, 150 BERGEN STREET, NEWARK, NEW JERSEY 07101 (LANDLORD), FOR THE PROPERTY LOCATED AT 140 BERGEN STREET, BLOCK 211, LOT 1, PORTION OF LEVEL E, (CENTRAL WARD) FOR THE PERIOD COMMENCING ON MARCH 1, 2019, AND TERMINATING ON FEBRUARY 29, 2020, FOR AN ANNUAL RENT OF \$147,325.92, 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, (Central Ward) (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's Department of Health and Community Wellness ("Tenant") and University Hospital ("Landlord"), desires to enter into a lease agreement for the Leased Premises for the period of March 1, 2019 through February 29, 2020, for the sum of One Hundred Forty-Seven Thousand Three Hundred Twenty-Five Dollars and Ninety-Two Cents (\$147,325.92); and

WHEREAS, a Certification of Funds is available to lease the space for the period of March 1, 2019 through February 29, 2020, and 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 designee, the Director of the Department of Health and Community Wellness, are hereby authorized to execute and enter into a Lease Agreement (hereinafter "Lease Agreement") in the form attached hereto, on behalf of the City of Newark ("Tenant") with University Hospital ("Landlord"), 150 Bergen Street, Newark, New Jersey 07101, for the leasing of a portion of Level E of the premises commonly known as 140 Bergen Street, Block 211, Lot 1, (Central Ward) for use as an Ambulatory Care Facility, pursuant to N.J.S.A. 40:60-25.51, for the period of March 1, 2019 through February 29, 2020, for an annual rent of One Hundred Forty-Seven Thousand Three Hundred Twenty-Five Dollars and Ninety-Two Cents (\$147,325.92).

Section 2. The Municipal Council hereby ratifies the Lease Agreement from March 1, 2019, 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. A copy of the Lease Agreement and this ordinance shall be permanently filed in the Office of the City Clerk by the Director of the Department of Health and Community Wellness.

Section 6. Attached hereto is a Certification of Funds from the Director of Finance, which states that the required funds are available in the 2020 Official Budget, under: Business Unit: NW026; Account# 46540; Budget Reference: B2020. A copy of the Certification of Funds shall be filed in the Office of the City Clerk.

Section 7. The Lease Agreement satisfies and is in compliance with Newark Municipal Ordinance 2:4-16.

Section 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 ratifies and authorizes the Mayor and/or his designee, the Director of the Department of Health and Community Wellness, to enter into and execute a Lease Agreement with University Hospital for the property commonly known as 140 Bergen Street, Block 211, Lot 1, portion of Level E, (Central Ward) for use as an Ambulatory Care Facility. The term of the Lease Agreement is for one (1) year, commencing on March 1, 2019, and terminating on February 29, 2020, at an annual rent of One Hundred Forty-Seven Thousand Three Hundred Twenty-Five Dollars and Ninety-Two Cents (\$147,325.92).