



Legislation Details

**File #:** 25-1459      **Version:** 1      **Name:** Leveluxe, LLC

**Type:** Resolution      **Status:** Returned to Administration

**File created:** 11/3/2025      **In control:** Economic and Housing Development

**On agenda:** 3/18/2026      **Final action:** 5/6/2026

**Title:** Dept/ Agency: Economic and Housing Development  
 Action: ( ) Ratifying (X) Authorizing ( ) Amending  
 Type of Service: Private Sale/Redevelopment  
 Purpose: The new construction of two (2) residential homes, consisting of one (1) four-family home and one (1) three-family home, both to be sold at market rate.  
 Entity Name: Leveluxe, LLC  
 Entity Address: 60 Park Place, Suite 409, Newark, New Jersey 07102  
 Sale Amount: \$113,777.00  
 Cost Basis: (X) \$20.00 PSF ( ) Negotiated ( ) N/A ( ) Other:  
 Assessed Amount: \$113,900.00  
 Appraised Amount: \$0.00  
 Contract Period: To commence within three (3) months and be completed within eighteen (18) months following transfer of property ownership from the City to the Redeveloper  
 Contract Basis: ( ) Bid ( ) State Vendor ( ) Prof. Ser. ( ) EUS  
 ( ) Fair & Open ( ) No Reportable Contributions ( ) RFP ( ) RFQ  
 (X) Private Sale ( ) Grant ( ) Sub-recipient ( ) n/a  
 List of Property:  
 (Address/Block/Lot/Ward)  
 20 Shanley Avenue/Block 2626/Lot 17/South Ward  
 95 North Munn Avenue/Block 4220/Lot 14/West Ward  
 Additional Information:  
 Sale Price: Total Square Footage X PSF = 5,688.85 X \$20.00 = \$113,777.00.  
 Sale at prices set forth by Ordinance 6S&Fh, adopted on April 7, 2004, establishing the minimum sale price of City-owned properties.  
 Deferred 7R2-e 031826  
 Deferred 7R2-c 040126  
 Deferred 7R2-b 041526

**Sponsors:**

**Indexes:**

**Code sections:**

Date	Ver.	Action By	Action	Result
5/6/2026	1	Municipal Council		
4/15/2026	1	Municipal Council	Defer	Pass
4/1/2026	1	Municipal Council	Defer	Pass
3/18/2026	1	Municipal Council	Defer	Pass