



City of Newark

City Hall
920 Mayor Kenneth A.
Gibson Boulevard
Newark, New Jersey 07102

Legislation Details (With Text)

File #: 25-0295 **Version:** 1 **Name:** Stipulation of Settlement for Tax Appeals December 2025 Refunds 2

Type: Resolution **Status:** Adopted

File created: 2/25/2025 **In control:** Finance

On agenda: 4/1/2026 **Final action:** 4/1/2026

Title: Dept/ Agency: Finance
 Action: () Ratifying (X) Authorizing () Amending
 Purpose: Stipulation of Settlements for Tax Appeals
 List of Property:
 (Tax Payer/Address/Block/Lot/Ward/Assmnt./Year/Refund Amount)
 Newark Beth Israel Medical Center, Inc./3697/37/198-202 Lyons Avenue/South/2021/\$2,575,900/-
 \$0.00
 Newark Beth Israel Medical Center, Inc./3697/37/198-202 Lyons Avenue/South/2022/\$221,400/-
 \$87,964.12
 Newark Beth Israel Medical Center, Inc./3697/37/198-202 Lyons Avenue/South/2023/\$221,400/-
 \$87,775.76
 Newark Beth Israel Medical Center, Inc./3697/37/198-202 Lyons Avenue/South/2024/\$221,400/-
 \$89,541.64
 Newark Beth Israel Medical Center, Inc./3697/37/198-202 Lyons Avenue/South/2025/\$221,400/-
 \$48,502.70
 Newark Beth Israel Medical Center, Inc./3697/39/193-195 Weequahic Avenue/South/2021/\$23,300/-
 \$0.00
 Newark Beth Israel Medical Center, Inc./3697/39/193-195 Weequahic Avenue/South/2022/\$190,900/-
 \$0.00
 Newark Beth Israel Medical Center, Inc./3697/39/193-195 Weequahic Avenue/South/2023/\$190,900/-
 \$0.00
 Newark Beth Israel Medical Center, Inc./3697/39/193-195 Weequahic Avenue/South/2024/\$190,900/-
 \$0.00
 Newark Beth Israel Medical Center, Inc./3697/39/193-195 Weequahic Avenue/South/2025/\$190,900/-
 \$0.00
 Newark Beth Israel Medical Center, Inc./3697/41/189-191 Weequahic Avenue/South/2021/\$28,000/-
 \$0.00
 Newark Beth Israel Medical Center, Inc./3697/41/189-191 Weequahic Avenue/South/2022/\$121,200/-
 \$0.00
 Newark Beth Israel Medical Center, Inc./3697/41/189-191 Weequahic Avenue/South/2023/\$121,200/-
 \$0.00
 Newark Beth Israel Medical Center, Inc./3697/41/189-191 Weequahic Avenue/South/2024/\$121,200/-
 \$0.00
 Newark Beth Israel Medical Center, Inc./3697/41/189-191 Weequahic Avenue/South/2025/\$121,200/-
 \$0.00
 Newark Beth Israel Medical Center, Inc./3697/42/187 Weequahic Avenue/South/2021/\$18,600/- \$0.00
 Newark Beth Israel Medical Center, Inc./3697/42/187 Weequahic Avenue/South/2022/\$57,600/- \$0.00
 Newark Beth Israel Medical Center, Inc./3697/42/187 Weequahic Avenue/South/2023/\$57,600/- \$0.00
 Newark Beth Israel Medical Center, Inc./3697/42/187 Weequahic Avenue/South/2024/\$57,600/- \$0.00
 Newark Beth Israel Medical Center, Inc./3697/42/187 Weequahic Avenue/South/2025/\$57,600/- \$0.00
 Newark Beth Israel Medical Center, Inc./3697/43/185 Weequahic Avenue/South/2021/\$19,400/- \$0.00
 Newark Beth Israel Medical Center, Inc./3697/43/185 Weequahic Avenue/South/2022/\$60,700/- \$0.00
 Newark Beth Israel Medical Center, Inc./3697/43/185 Weequahic Avenue/South/2023/\$60,700/- \$0.00
 Newark Beth Israel Medical Center, Inc./3697/43/185 Weequahic Avenue/South/2024/\$60,700/- \$0.00
 Newark Beth Israel Medical Center, Inc./3697/43/185 Weequahic Avenue/South/2025/\$60,700/- \$0.00
 Ace Metal Works, LLC/2047/48/37-41 St. Francis Street/East/2021/\$225,000/- \$933.50

Ace Metal Works, LLC/2047/48/37-41 St. Francis Street/East/2022/\$250,000/-\$.00
Ace Metal Works, LLC/2047/48/37-41 St. Francis Street/East/2023/\$250,000/-\$.00
Ace Metal Works, LLC/2047/48/37-41 St. Francis Street/East/2024/\$200,000/-\$.1,901.50
Ace Metal Works, LLC/2047/48/37-41 St. Francis Street/East/2025/\$200,000/-\$.1,030.00
M Eagles Tool Warehouse, Inc./2783/13/45-53 E Alpine Street/South/2020/\$341,500/-\$.00
M Eagles Tool Warehouse, Inc./2783/13/45-53 E Alpine Street/South/2022/\$341,500/-\$.00
M Eagles Tool Warehouse, Inc./2783/13/45-53 E Alpine Street/South/2023/\$341,500/-\$.00
M Eagles Tool Warehouse, Inc./2783/13/45-53 E Alpine Street/South/2024/\$341,500/-\$.00
M Eagles Tool Warehouse, Inc./2783/13/45-53 E Alpine Street/South/2025/\$291,500/-\$.1,030.00
M Eagles Tool Warehouse, Inc./2783/18/178-192 Sherman Avenue/South/2020/\$617,000/-\$.00
M Eagles Tool Warehouse, Inc./2783/18/178-192 Sherman Avenue/South/2022/\$617,000/-\$.00
M Eagles Tool Warehouse, Inc./2783/18/178-192 Sherman Avenue/South/2023/\$617,000/-\$.00
M Eagles Tool Warehouse, Inc./2783/18/178-192 Sherman Avenue/South/2024/\$617,000/-\$.00
M Eagles Tool Warehouse, Inc./2783/18/178-192 Sherman Avenue/South/2025/\$517,000/-\$.2,060.00
M Eagles Tool Warehouse, Inc./2783/26/46-54 Earl Street/South/2020/\$341,500/-\$.00
M Eagles Tool Warehouse, Inc./2783/26/46-54 Earl Street/South/2022/\$341,500/-\$.00
M Eagles Tool Warehouse, Inc./2783/26/46-54 Earl Street/South/2023/\$341,500/-\$.00
M Eagles Tool Warehouse, Inc./2783/26/46-54 Earl Street/South/2024/\$341,500/-\$.00
M Eagles Tool Warehouse, Inc./2783/26/46-54 Earl Street/South/2025/\$291,500/-\$.1,030.00
Crown Development Corporation/989/10.01/76 Pulaski Street/East/2019/\$234,100/-\$.00
Crown Development Corporation/989/10.01/76 Pulaski Street/East/2020/\$234,100/-\$.00
Crown Development Corporation/989/10.01/76 Pulaski Street/East/2021/\$234,100/-\$.00
Crown Development Corporation/989/10.01/76 Pulaski Street/East/2021/\$234,100/-\$.00
Crown Development Corporation/989/10.01/76 Pulaski Street/East/2023/\$234,100/-\$.00
Crown Development Corporation/989/10.01/76 Pulaski Street/East/2025/\$234,100/-\$.00
Crown Development Corporation/989/10.02/72-74 Pulaski Street/East/2019/\$925,500/-\$.00
Crown Development Corporation/989/10.02/72-74 Pulaski Street/East/2020/\$925,500/-\$.00
Crown Development Corporation/989/10.02/72-74 Pulaski Street/East/2021/\$925,500/-\$.00
Crown Development Corporation/989/10.02/72-74 Pulaski Street/East/2022/\$925,500/-\$.00
Crown Development Corporation/989/10.02/72-74 Pulaski Street/East/2023/\$865,900/-\$.2,221.89
Crown Development Corporation/989/10.02/72-74 Pulaski Street/East/2025/\$671,100/-\$.5,240.64
JGKM GLODEK 1111, LP/4183/5(7)/1109-1115 South Orange Avenue/West/2018/\$647,200/-\$.00
JGKM GLODEK 1111, LP/4183/5(7)/1109-1115 South Orange Avenue/West/2021/\$647,200/-\$.00
JGKM GLODEK 1111, LP/4183/5(7)/1109-1115 South Orange Avenue/West/2022/\$544,600/-
\$3,833.14
JGKM GLODEK 1111, LP/4183/5(7)/1109-1115 South Orange Avenue/West/2023/\$544,600/-
\$3,824.93
JGKM GLODEK 1111, LP/4183/5(7)/1109-1115 South Orange Avenue/West/2024/\$394,600/-
\$9,606.38
JGKM GLODEK 1111, LP/4183/5(7)/1109-1115 South Orange Avenue/West/2025/\$394,600/-
\$5,203.56
364-366 Mulberry Street, LLC/889/24/366 Mulberry Street/Central/2018/\$1,733,200/-\$.00
364-366 Mulberry Street, LLC/889/24/366 Mulberry Street/Central/2019/\$1,733,200/-\$.00
364-366 Mulberry Street, LLC/889/24/366 Mulberry Street/Central/2020/\$1,733,200/-\$.00
364-366 Mulberry Street, LLC/889/24/366 Mulberry Street/Central/2021/\$1,733,200/-\$.00
364-366 Mulberry Street, LLC/889/24/366 Mulberry Street/Central/2022/\$1,733,200/-\$.00
364-366 Mulberry Street, LLC/889/24/366 Mulberry Street/Central/2023/\$1,733,200/-\$.00
364-366 Mulberry Street, LLC/889/24/366 Mulberry Street/Central/2024/\$1,431,200/-\$.11,485.06
364-366 Mulberry Street, LLC/889/24/366 Mulberry Street/Central/2025/\$1,431,200/-\$.6,221.20
A. Cuozzo Succ. In Int. N. Yeager/889/25/364 Mulberry Street/Central/2018/\$210,900/-\$.00
A. Cuozzo Succ. In Int. N. Yeager/889/25/364 Mulberry Street/Central/2019/\$210,900/-\$.00
A. Cuozzo Succ. In Int. N. Yeager/889/25/364 Mulberry Street/Central/2020/\$210,900/-\$.00
A. Cuozzo Succ. In Int. N. Yeager/889/25/364 Mulberry Street/Central/2021/\$191,600/-\$.00
A. Cuozzo Succ. In Int. N. Yeager/889/25/364 Mulberry Street/Central/2022/\$191,600/-\$.00
A. Cuozzo Succ. In Int. N. Yeager/889/25/364 Mulberry Street/Central/2023/\$191,600/-\$.00
A. Cuozzo Succ. In Int. N. Yeager/889/25/364 Mulberry Street/Central/2024/\$166,600/-\$.950.75
A. Cuozzo Succ. In Int. N. Yeager/889/25/364 Mulberry Street/Central/2025/\$166,600/-\$.515.00
TOMYMAR, LLC aka TONYMA, LLC/445/1/1300-1328 McCarter Highway/Central/2020/\$1,388,800/-
\$.00

TOMYMAR, LLC aka TONYMA, LLC/445/1/1300-1328 McCarter Highway/Central/2021/\$1,388,800/-
\$0.00
TOMYMAR, LLC aka TONYMA, LLC/445/1/1300-1328 McCarter Highway/Central/2022/\$1,388,800/-
\$0.00
TOMYMAR, LLC aka TONYMA, LLC/445/1/1300-1328 McCarter Highway/Central/2023/\$1,388,800/-
\$0.00
TOMYMAR, LLC aka TONYMA, LLC/445/1/1300-1328 McCarter Highway/Central/2024/\$1,388,800/-
\$0.00
TOMYMAR, LLC aka TONYMA, LLC/445/1/1300-1328 McCarter Highway/Central/2025/\$1,288,800/-
\$2,060.00
TOMYMAR, LLC aka TONYMA, LLC/445/37/1330-1346 McCarter Highway/Central/2020/\$1,378,800/
-\$0.00
TOMYMAR, LLC aka TONYMA, LLC/445/37/1330-1346 McCarter Highway/Central/2021/\$1,378,800/
-\$0.00
TOMYMAR, LLC aka TONYMA, LLC/445/37/1330-1346 McCarter Highway/Central/2022/\$1,378,800/
-\$0.00
TOMYMAR, LLC aka TONYMA, LLC/445/37/1330-1346 McCarter Highway/Central/2023/\$1,378,800/
-\$0.00
TOMYMAR, LLC aka TONYMA, LLC/445/37/1330-1346 McCarter Highway/Central/2024/\$1,378,800/
-\$0.00
TOMYMAR, LLC aka TONYMA, LLC/445/37/1330-1346 McCarter Highway/Central/2025/\$1,278,800/
-\$2,060.00
440-448 Mulberry St., LLC/1186/4(6,7)/440-448 Mulberry Street/East/2018/\$691,700/- \$0.00
440-448 Mulberry St., LLC/1186/4(6,7)/440-448 Mulberry Street/East/2020/\$650,000/- \$0.00
440-448 Mulberry St., LLC/1186/4(6,7)/440-448 Mulberry Street/East/2021/\$650,000/- \$0.00
440-448 Mulberry St., LLC/1186/4(6,7)/440-448 Mulberry Street/East/2022/\$650,000/- \$0.00
440-448 Mulberry St., LLC/1186/4(6,7)/440-448 Mulberry Street/East/2023/\$425,000/- \$8,388.00
440-448 Mulberry St., LLC/1186/4(6,7)/440-448 Mulberry Street/East/2024/\$425,000/- \$8,556.75
440-448 Mulberry St., LLC/1186/4(6,7)/440-448 Mulberry Street/East/2025/\$425,000/- \$4,635.00
A & L Industries, Inc./2047/41/27-35 St. Francis Street/East/2021/\$350,000/- \$2,016.36
A & L Industries, Inc./2047/41/27-35 St. Francis Street/East/2022/\$350,000/- \$2,017.44
A & L Industries, Inc./2047/41/27-35 St. Francis Street/East/2023/\$350,000/- \$2,013.12
ABAB Realty, LLC/1145/18(38)/331-333 South Street/East/2019/\$475,000/- \$0.00
ABAB Realty, LLC/1145/18(38)/331-333 South Street/East/2020/\$475,000/- \$0.00
ABAB Realty, LLC/1145/18(38)/331-333 South Street/East/2021/\$438,900/- \$0.00
ABAB Realty, LLC/1145/18(38)/331-333 South Street/East/2022/\$438,900/- \$0.00
ABAB Realty, LLC/1145/18(38)/331-333 South Street/East/2023/\$438,900/- \$0.00
ABAB Realty, LLC/1145/18(38)/331-333 South Street/East/2024/\$438,900/- \$0.00
ABAB Realty, LLC/1145/18(38)/331-333 South Street/East/2025/\$344,900/- \$1,936.40
ABAB Realty, LLC/1145/21/335-337 South Street/East/2019/\$170,000/- \$0.00
ABAB Realty, LLC/1145/21/335-337 South Street/East/2020/\$170,000/- \$0.00
ABAB Realty, LLC/1145/21/335-337 South Street/East/2021/\$170,000/- \$0.00
ABAB Realty, LLC/1145/21/335-337 South Street/East/2022/\$170,000/- \$0.00
ABAB Realty, LLC/1145/21/335-337 South Street/East/2023/\$170,000/- \$0.00
ABAB Realty, LLC/1145/21/335-337 South Street/East/2024/\$170,000/- \$0.00
ABAB Realty, LLC/1145/21/335-337 South Street/East/2025/\$170,000/- \$0.00
ABAB Realty, LLC/1145/36/367-369 Thomas Street/East/2019/\$250,000/- \$0.00
ABAB Realty, LLC/1145/36/367-369 Thomas Street/East/2020/\$250,000/- \$0.00
ABAB Realty, LLC/1145/36/367-369 Thomas Street/East/2021/\$235,100/- \$0.00
ABAB Realty, LLC/1145/36/367-369 Thomas Street/East/2022/\$235,100/- \$0.00
ABAB Realty, LLC/1145/36/367-369 Thomas Street/East/2023/\$235,100/- \$0.00
ABAB Realty, LLC/1145/36/367-369 Thomas Street/East/2024/\$235,100/- \$0.00
ABAB Realty, LLC/1145/36/367-369 Thomas Street/East/2025/\$185,100/- \$1,030.00
585 Partners, Inc./18/16(17,18)/583-587 Mayor Gibson/Central/2020/\$750,000/- \$0.00
585 Partners, Inc./18/16(17,18)/583-587 Mayor Gibson/Central/2021/\$746,000/- \$0.00
585 Partners, Inc./18/16(17,18)/583-587 Mayor Gibson/Central/2022/\$746,000/- \$0.00
585 Partners, Inc./18/16(17,18)/583-587 Mayor Gibson/Central/2023/\$600,000/- \$5,442.88
585 Partners, Inc./18/16(17,18)/583-587 Mayor Gibson/Central/2024/\$600,000/- \$5,552.38
585 Partners, Inc./18/16(17,18)/583-587 Mayor Gibson/Central/2025/\$600,000/- \$3,007.60

228 Sherman Avenue, Inc./2770/23/226-228 Sherman Avenue/South/2023/\$687,500/-\$.00
 228 Sherman Avenue, Inc./2770/23/226-228 Sherman Avenue/South/2024/\$1,100,000/-\$.11,409.00
 Rite Aid Corporation 3647-02; Walgreens Co.; 1084-1092 Broad Street, LLC/897/1.01/1084-1092
 Mayor Gibson/East/2018/\$4,500,000/-\$.17,364.49
 Rite Aid Corporation 3647-02; Walgreens Co.; 1084-1092 Broad Street, LLC/897/1.01/1084-1092
 Mayor Gibson/East/2019/\$4,715,000/-\$.00
 Rite Aid Corporation 3647-02; Walgreens Co.; 1084-1092 Broad Street, LLC/897/1.01/1084-1092
 Mayor Gibson/East/2020/\$4,500,000/-\$.8,170.00
 Additional Information:
 TOTAL REFUNDS: \$456,531.19

Sponsors: Council of the Whole

Indexes:

Code sections:

Date	Ver.	Action By	Action	Result
4/1/2026	1	Municipal Council	Adopt	Pass

Dept/ Agency: Finance

Action: () Ratifying (X) Authorizing () Amending

Purpose: Stipulation of Settlements for Tax Appeals

List of Property:

(Tax Payer/Address/Block/Lot/Ward/Assmnt./Year/Refund Amount)

Newark Beth Israel Medical Center, Inc./3697/37/198-202 Lyons Avenue/South/2021/\$2,575,900/-\$.00
 Newark Beth Israel Medical Center, Inc./3697/37/198-202 Lyons Avenue/South/2022/\$221,400/-\$.87,964.12
 Newark Beth Israel Medical Center, Inc./3697/37/198-202 Lyons Avenue/South/2023/\$221,400/-\$.87,775.76
 Newark Beth Israel Medical Center, Inc./3697/37/198-202 Lyons Avenue/South/2024/\$221,400/-\$.89,541.64
 Newark Beth Israel Medical Center, Inc./3697/37/198-202 Lyons Avenue/South/2025/\$221,400/-\$.48,502.70
 Newark Beth Israel Medical Center, Inc./3697/39/193-195 Weequahic Avenue/South/2021/\$23,300/-\$.00
 Newark Beth Israel Medical Center, Inc./3697/39/193-195 Weequahic Avenue/South/2022/\$190,900/-\$.00
 Newark Beth Israel Medical Center, Inc./3697/39/193-195 Weequahic Avenue/South/2023/\$190,900/-\$.00
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 Newark Beth Israel Medical Center, Inc./3697/41/189-191 Weequahic Avenue/South/2021/\$28,000/-\$.00
 Newark Beth Israel Medical Center, Inc./3697/41/189-191 Weequahic Avenue/South/2022/\$121,200/-\$.00
 Newark Beth Israel Medical Center, Inc./3697/41/189-191 Weequahic Avenue/South/2023/\$121,200/-\$.00
 Newark Beth Israel Medical Center, Inc./3697/41/189-191 Weequahic Avenue/South/2024/\$121,200/-\$.00
 Newark Beth Israel Medical Center, Inc./3697/41/189-191 Weequahic Avenue/South/2025/\$121,200/-\$.00
 Newark Beth Israel Medical Center, Inc./3697/42/187 Weequahic Avenue/South/2021/\$18,600/-\$.00
 Newark Beth Israel Medical Center, Inc./3697/42/187 Weequahic Avenue/South/2022/\$57,600/-\$.00
 Newark Beth Israel Medical Center, Inc./3697/42/187 Weequahic Avenue/South/2023/\$57,600/-\$.00
 Newark Beth Israel Medical Center, Inc./3697/42/187 Weequahic Avenue/South/2024/\$57,600/-\$.00
 Newark Beth Israel Medical Center, Inc./3697/42/187 Weequahic Avenue/South/2025/\$57,600/-\$.00
 Newark Beth Israel Medical Center, Inc./3697/43/185 Weequahic Avenue/South/2021/\$19,400/-\$.00
 Newark Beth Israel Medical Center, Inc./3697/43/185 Weequahic Avenue/South/2022/\$60,700/-\$.00
 Newark Beth Israel Medical Center, Inc./3697/43/185 Weequahic Avenue/South/2023/\$60,700/-\$.00
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M Eagles Tool Warehouse, Inc./2783/13/45-53 E Alpine Street/South/2024/\$341,500/-0.00
M Eagles Tool Warehouse, Inc./2783/13/45-53 E Alpine Street/South/2025/\$291,500/-1,030.00
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M Eagles Tool Warehouse, Inc./2783/18/178-192 Sherman Avenue/South/2025/\$517,000/-2,060.00
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A. Cuozzo Succ. In Int. N. Yeager/889/25/364 Mulberry Street/Central/2019/\$210,900/-0.00
A. Cuozzo Succ. In Int. N. Yeager/889/25/364 Mulberry Street/Central/2020/\$210,900/-0.00
A. Cuozzo Succ. In Int. N. Yeager/889/25/364 Mulberry Street/Central/2021/\$191,600/-0.00
A. Cuozzo Succ. In Int. N. Yeager/889/25/364 Mulberry Street/Central/2022/\$191,600/-0.00
A. Cuozzo Succ. In Int. N. Yeager/889/25/364 Mulberry Street/Central/2023/\$191,600/-0.00
A. Cuozzo Succ. In Int. N. Yeager/889/25/364 Mulberry Street/Central/2024/\$166,600/-950.75
A. Cuozzo Succ. In Int. N. Yeager/889/25/364 Mulberry Street/Central/2025/\$166,600/-515.00
TOMYMAR, LLC aka TONYMA, LLC/445/1/1300-1328 McCarter Highway/Central/2020/\$1,388,800/-0.00
TOMYMAR, LLC aka TONYMA, LLC/445/1/1300-1328 McCarter Highway/Central/2021/\$1,388,800/-0.00
TOMYMAR, LLC aka TONYMA, LLC/445/1/1300-1328 McCarter Highway/Central/2022/\$1,388,800/-0.00
TOMYMAR, LLC aka TONYMA, LLC/445/1/1300-1328 McCarter Highway/Central/2023/\$1,388,800/-0.00
TOMYMAR, LLC aka TONYMA, LLC/445/1/1300-1328 McCarter Highway/Central/2024/\$1,388,800/-0.00
TOMYMAR, LLC aka TONYMA, LLC/445/1/1300-1328 McCarter Highway/Central/2025/\$1,288,800/-2,060.00
TOMYMAR, LLC aka TONYMA, LLC/445/37/1330-1346 McCarter Highway/Central/2020/\$1,378,800/-0.00
TOMYMAR, LLC aka TONYMA, LLC/445/37/1330-1346 McCarter Highway/Central/2021/\$1,378,800/-0.00
TOMYMAR, LLC aka TONYMA, LLC/445/37/1330-1346 McCarter Highway/Central/2022/\$1,378,800/-0.00
TOMYMAR, LLC aka TONYMA, LLC/445/37/1330-1346 McCarter Highway/Central/2023/\$1,378,800/-0.00

TOMYMAR, LLC aka TONYMA, LLC/445/37/1330-1346 McCarter Highway/Central/2024/\$1,378,800/- \$0.00
TOMYMAR, LLC aka TONYMA, LLC/445/37/1330-1346 McCarter Highway/Central/2025/\$1,278,800/- \$2,060.00
440-448 Mulberry St., LLC/1186/4(6,7)/440-448 Mulberry Street/East/2018/\$691,700/- \$0.00
440-448 Mulberry St., LLC/1186/4(6,7)/440-448 Mulberry Street/East/2020/\$650,000/- \$0.00
440-448 Mulberry St., LLC/1186/4(6,7)/440-448 Mulberry Street/East/2021/\$650,000/- \$0.00
440-448 Mulberry St., LLC/1186/4(6,7)/440-448 Mulberry Street/East/2022/\$650,000/- \$0.00
440-448 Mulberry St., LLC/1186/4(6,7)/440-448 Mulberry Street/East/2023/\$425,000/- \$8,388.00
440-448 Mulberry St., LLC/1186/4(6,7)/440-448 Mulberry Street/East/2024/\$425,000/- \$8,556.75
440-448 Mulberry St., LLC/1186/4(6,7)/440-448 Mulberry Street/East/2025/\$425,000/- \$4,635.00
A & L Industries, Inc./2047/41/27-35 St. Francis Street/East/2021/\$350,000/- \$2,016.36
A & L Industries, Inc./2047/41/27-35 St. Francis Street/East/2022/\$350,000/- \$2,017.44
A & L Industries, Inc./2047/41/27-35 St. Francis Street/East/2023/\$350,000/- \$2,013.12
ABAB Realty, LLC/1145/18(38)/331-333 South Street/East/2019/\$475,000/- \$0.00
ABAB Realty, LLC/1145/18(38)/331-333 South Street/East/2020/\$475,000/- \$0.00
ABAB Realty, LLC/1145/18(38)/331-333 South Street/East/2021/\$438,900/- \$0.00
ABAB Realty, LLC/1145/18(38)/331-333 South Street/East/2022/\$438,900/- \$0.00
ABAB Realty, LLC/1145/18(38)/331-333 South Street/East/2023/\$438,900/- \$0.00
ABAB Realty, LLC/1145/18(38)/331-333 South Street/East/2024/\$438,900/- \$0.00
ABAB Realty, LLC/1145/18(38)/331-333 South Street/East/2025/\$344,900/- \$1,936.40
ABAB Realty, LLC/1145/21/335-337 South Street/East/2019/\$170,000/- \$0.00
ABAB Realty, LLC/1145/21/335-337 South Street/East/2020/\$170,000/- \$0.00
ABAB Realty, LLC/1145/21/335-337 South Street/East/2021/\$170,000/- \$0.00
ABAB Realty, LLC/1145/21/335-337 South Street/East/2022/\$170,000/- \$0.00
ABAB Realty, LLC/1145/21/335-337 South Street/East/2023/\$170,000/- \$0.00
ABAB Realty, LLC/1145/21/335-337 South Street/East/2024/\$170,000/- \$0.00
ABAB Realty, LLC/1145/21/335-337 South Street/East/2025/\$170,000/- \$0.00
ABAB Realty, LLC/1145/36/367-369 Thomas Street/East/2019/\$250,000/- \$0.00
ABAB Realty, LLC/1145/36/367-369 Thomas Street/East/2020/\$250,000/- \$0.00
ABAB Realty, LLC/1145/36/367-369 Thomas Street/East/2021/\$235,100/- \$0.00
ABAB Realty, LLC/1145/36/367-369 Thomas Street/East/2022/\$235,100/- \$0.00
ABAB Realty, LLC/1145/36/367-369 Thomas Street/East/2023/\$235,100/- \$0.00
ABAB Realty, LLC/1145/36/367-369 Thomas Street/East/2024/\$235,100/- \$0.00
ABAB Realty, LLC/1145/36/367-369 Thomas Street/East/2025/\$185,100/- \$1,030.00
585 Partners, Inc./18/16(17,18)/583-587 Mayor Gibson/Central/2020/\$750,000/- \$0.00
585 Partners, Inc./18/16(17,18)/583-587 Mayor Gibson/Central/2021/\$746,000/- \$0.00
585 Partners, Inc./18/16(17,18)/583-587 Mayor Gibson/Central/2022/\$746,000/- \$0.00
585 Partners, Inc./18/16(17,18)/583-587 Mayor Gibson/Central/2023/\$600,000/- \$5,442.88
585 Partners, Inc./18/16(17,18)/583-587 Mayor Gibson/Central/2024/\$600,000/- \$5,552.38
585 Partners, Inc./18/16(17,18)/583-587 Mayor Gibson/Central/2025/\$600,000/- \$3,007.60
228 Sherman Avenue, Inc./2770/23/226-228 Sherman Avenue/South/2023/\$687,500/- \$0.00
228 Sherman Avenue, Inc./2770/23/226-228 Sherman Avenue/South/2024/\$1,100,000/- \$11,409.00
Rite Aid Corporation 3647-02; Walgreens Co.; 1084-1092 Broad Street, LLC/897/1.01/1084-1092 Mayor Gibson/East/2018/\$4,500,000/- \$17,364.49
Rite Aid Corporation 3647-02; Walgreens Co.; 1084-1092 Broad Street, LLC/897/1.01/1084-1092 Mayor Gibson/East/2019/\$4,715,000/- \$0.00
Rite Aid Corporation 3647-02; Walgreens Co.; 1084-1092 Broad Street, LLC/897/1.01/1084-1092 Mayor Gibson/East/2020/\$4,500,000/- \$8,170.00

Additional Information:

TOTAL REFUNDS: \$456,531.19

WHEREAS, there are now pending before the Tax Court of New Jersey direct appeals challenging real property assessments and actions to review judgments of the Essex County Board of Taxation with regard to properties listed on the attached Schedule A, December 2025 Refunds 2; and

WHEREAS, after a review of the appraisals of both the City and the taxpayer and an analysis of prior County Board and Tax Court actions as they affect these properties, and after careful consideration of these facts, it is the opinion of the Tax Assessor and the Corporation Counsel, or his designee (“Outside Counsel”) that these settlements are in the best interests of the City of Newark.

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

1. The Corporation Counsel of the City of Newark be and is hereby authorized to execute a Stipulation of Settlement with regard to certain properties as set forth in Schedule A, December 2025 Refunds 2, after receipt of all documents deemed appropriate.

2. The City Clerk shall serve a copy of this resolution upon the Tax Assessor, Corporation Counsel and the Director of Finance.

STATEMENT

This resolution authorizes the Corporation Counsel, or his designee, to execute a Stipulation of Settlement with regard to Tax Appeals on certain properties set forth in Schedule A, December 2025 Refunds 2.