



## Legislation Text

File #: 12-1938, Version: 1

**ORDINANCE RATIFYING AND AUTHORIZING THE MAYOR AND/OR HIS DESIGNEE, THE DEPUTY MAYOR/DIRECTOR OF THE DEPARTMENT OF ECONOMIC & HOUSING DEVELOPMENT TO ENTER INTO AND EXECUTE A LEASE AGREEMENT WITH LEADERS FOR LIFE, INC., 527 NORWICH COURT, PISCATAWAY TOWNSHIP, NEW JERSEY 08854, FOR THE PROPERTY LOCATED AT 84-86 CLINTON PLACE, NEWARK, NEW JERSEY 07108 (BLOCK 3035, LOT 10), FOR AN ANNUAL RENT OF ONE DOLLAR (\$1.00), FOR A PERIOD COMMENCING OCTOBER 1, 2012 AND TERMINATING ON SEPTEMBER 30, 2013, WITH AN OPTION TO RENEW ANNUALLY FOR UP TO FIVE (5) YEARS, TERMINATING NO LATER THAN SEPTEMBER 30, 2018, SUBJECT TO NEWARK MUNICIPAL COUNCIL APPROVAL.**

**South Ward**

**Sponsor: Baraka**

**WHEREAS**, the City of Newark owns the premises commonly known as 84-86 Clinton Place, being Block 3035, Lot 10 on the Official Tax Maps and Tax Duplicate (Year 2012) of the City of Newark, New Jersey ("Demised Premises"); and

**WHEREAS**, Leaders for Life, Inc., a non-profit corporation of the State of New Jersey ("Tenant"), located at 527 Norwich Court, Piscataway Township, New Jersey 08854, with tax exempt status with respect to both the State of New Jersey and the Federal Government, is serving a public purpose and qualifies, pursuant to N.J.S.A. 40A:12-14 (c), to enter into a lease with the City of Newark ("Landlord"); and

**WHEREAS**, the Landlord desires to enter into a Lease Agreement with the Tenant to lease the Demised Premises for a period commencing October 1, 2012 and terminating on September 30, 2013, with an option to renew annually for up to five (5) years, terminating no later than April 30, 2018, subject to the approval of the Newark Municipal Council; and

**WHEREAS**, the Demised Premises are not needed for use by the municipality; and

**WHEREAS**, the leasing of the Demised Premises is governed by the provisions of the Local Lands and Building Law, N.J.S.A. 40A:12-14 (c); and

**WHEREAS**, the Tenant shall continue to perform all necessary capital improvements to improve subject property to a condition that will comply with the occupancy requirements, rules regulations and ordinances of the City of Newark and any other governmental agency of jurisdiction.

**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 Deputy Mayor/Director of the Department of Economic and Housing Development is hereby authorized to execute and enter into a Lease Agreement, a copy of which is attached hereto and made apart hereof, on behalf of the City of Newark ("Landlord") with Leaders for Life, Inc., located at 527 Norwich Court, Piscataway Township, New Jersey 08854 ("Tenant"), for the letting of the premises commonly known as 84-86 Clinton Place, Newark New Jersey, 07108, being Block 3035, Lot 10 on

the Official Tax Maps and Tax Duplicate (Year 2012) of the City of Newark, New Jersey ("Demised Premises"), for an annual rent of One Dollar (\$1.00), for a period commencing October 1, 2012 and terminating on September 30, 2013, with an option to renew annually for up to five (5) years, terminating no later than April 30, 2018, for a consideration to be negotiated by the Landlord and Tenant and in accordance with the Terms and Conditions of the Lease Agreement, attached hereto and made a part hereof, subject to the annual approval of the Newark Municipal Council.

Section 2. The Municipal Council of the City of Newark, New Jersey hereby ratifies the Lease Agreement between the Landlord and Tenant from October 1, 2012 to the date of adoption of this Ordinance.

Section 3. To the extent there are any taxes due and owing from any Federal, State or local authority the Tenant is obligated to pay said tax.

Section 4. The Demised Premises shall be used by the Tenant for the purpose of maintaining and operating a Landlord approved Not-for-Profit youth mentoring program in the South Ward that provides hands on GED Training, mentoring and athletic development to Newark students structured around the principles of learning the basic skills of teamwork and sportsmanship, including leadership skills while understanding the value of cooperating with their peers, coaches, and teachers, and the practice of healthy lifestyle habits ("South Ward Youth Development and Cultural Program").

Section 5. The Department of Economic & Housing Development shall be responsible for the enforcement of the covenants and conditions of the Lease Agreement.

Section 6. The Tenant shall annually submit a report to the Landlord summarizing the use to which the Demised Premises was put during each year, the activities of the Tenant undertaken in furtherance of the public purpose for which the Demised Premises was granted; the approximate value or cost, if any, of such activities in furtherance of such purpose; and an affirmation of the continued tax-exempt status as a nonprofit corporation pursuant to both the State and Federal Law, as required by N.J.S.A. 40A:12-14 (c).

Section 7. A copy of the Lease Agreement and this Ordinance shall be permanently filed in the Office of the City Clerk by the Deputy Mayor/Director of the Department of Economic & Housing Development.

Section 8. This Ordinance shall take effect upon final passage and publication in accordance with law.

### **STATEMENT**

This Ordinance ratifies and authorizes the Mayor and/or his designee, the Deputy Mayor/Director of the Department of Economic & Housing Development to enter into and execute a Lease Agreement with Leaders for Life, Inc., 527 Norwich Court, Piscataway Township, New Jersey 08854, for the property located at 84-86 Clinton Place, Newark, New Jersey 07108 (Block 3035, Lot 10), for an annual rent of One Dollar (\$1.00), for a period commencing October 1, 2012 and terminating on September 30, 2013, with an option to renew annually for up to five (5) years, terminating no later than September 30, 2018, subject to Newark Municipal Council approval.