



City of Newark

City Hall
920 Broad Street
Newark, New Jersey 07102

Legislation Text

File #: 13-1767, Version: 1

Dept/ Agency: Economic & Housing Development

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

Type of Service: Private Sale/Redevelopment

Purpose: Redevelopment of Various Properties

Entity Name: Community Asset Preservation Corporation

Entity Address: 59 Lincoln Park, Suite 50, Newark, New Jersey 07102

Sale Amount: \$

Cost Basis: (X) \$ 2.00 PSF () Negotiated () N/A () Other:

Assessed Amount: \$

Appraised Amount: \$

Contract Period:

Contract Basis: () Bid () State Vendor () Prof. Ser. () EUS

() Fair & Open () No Reportable Contributions () RFP () RFQ

() Private Sale () Grant () Sub-recipient (X) n/a

List of Property:

(Address/Block/Lot/Ward)

REFER TO EXHIBITS A & B (Total Properties 156)

Exhibit A, City Owned (21)

Exhibit B, Privately Owned (135)

Additional Information:

Ordinance 6S&FC 032107; Authorized an Abandoned Property List

Ordinance 6PHS&FF 062106; Established the Affordable Housing Trust Fund

Resolution 7RG 110605; Established the Community and Economic Development Dedicated Trust Fund

Resolution 7RDO(AS) 061505; Designated the entire City an area in need of rehabilitation

WHEREAS, based upon the recommendation of the Central Planning Board, on June 15, 2005 the Municipal Council of the City of Newark (the "Municipal Council") adopted Resolution 7RDO (A.S.) 061505, designating the entire City as an area in need of rehabilitation in accordance with the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"), and such designation became effective on June 17, 2005 upon the transmission of the resolution to the New Jersey Department of Community Affairs by the City Clerk; and

WHEREAS, subsequent to the designation of the City as an area in need of rehabilitation, the Municipal Council adopted redevelopment plans for each of the City's five wards governing the sale and rehabilitation of City-owned properties located within those wards; and

WHEREAS, the LRHL authorizes municipalities to convey real property to redevelopers for purposes of implementing projects consistent with approved redevelopment plans; and

WHEREAS, the New Jersey Legislature adopted the Abandoned Properties Rehabilitation Act,

N.J.S.A. 55:19-78 et. seq. (the “APRA”) and, in adopting the APRA, made findings that abandoned properties, particularly those located within urban areas or in close proximity to occupied residences and businesses, create a wide range of problems for the communities in which they are located, fostering criminal activity, creating public health problems and otherwise diminishing the quality of life for residents and business operators in those areas and that abandoned properties diminish the property values of neighboring properties and have a negative effect on the quality of life of adjacent property owners, increasing the risk of property damage through arson and vandalism and discouraging neighborhood stability and revitalization; and

WHEREAS, in furtherance of the powers granted to it under the APRA, the Municipal Council adopted Ordinance 6S&FC on March 21, 2007 authorizing a public officer designated by the Mayor to identify privately-owned abandoned properties within the City, to place such properties on an abandoned properties list, and to provide such other notices and to take such other actions necessary to effectuate an abandoned property list (the “Abandoned Property Ordinance”); and

WHEREAS, the Mayor designated the City’s Deputy Mayor/Director of the Department of Economic and Housing Development (the “Director”) to serve as the “public officer” for abandoned properties located within the City pursuant to the City’s Abandoned Property Ordinance and the APRA; and

WHEREAS, the Director has identified properties that qualify for inclusion on the City’s abandoned property list and has placed such properties on the City’s abandoned property list in accordance with the procedures set forth within the City’s Abandoned Property Ordinance and the APRA; and

WHEREAS, the City owns certain properties located adjacent to or nearby the privately-owned abandoned properties on the City’s abandoned property list, and such City-owned properties are also suitable for rehabilitation by qualified redevelopers; and

WHEREAS, the City wishes to authorize the Director to convey certain abandoned properties and City-owned properties (as more particularly identified within a list appended as Exhibit A to the Redevelopment Agreement)(collectively, the “Properties”) to a redeveloper as authorized under the APRA and the LRHL for the greater of (a) the Acquisition Costs expended by the City to acquire each of the Properties (as defined within the Redevelopment Agreement) or (b) \$2.00 per square foot, in the case of the abandoned properties listed within Exhibit A & B, or for \$2.00 per square foot, in the case of the City-owned properties listed within Exhibit A, so that the Properties may be redeveloped in a manner consistent with the redevelopment plans governing the Properties; and

WHEREAS, Community Asset Preservation Corporation possesses the proper qualifications, financial resources and capacity to serve as the redeveloper for this project; and

WHEREAS, the City believes that this project is consistent with the redevelopment plans governing the Properties and furthers the purposes of the APRA and the LRHL by allowing for the rehabilitation of abandoned properties so that they may be restored to active use; and

WHEREAS, the City therefore wishes to designate Community Asset Preservation Corporation as the redeveloper for this project and to authorize the execution of a redevelopment agreement between the City and Community Asset Preservation Corporation (the “Redevelopment

Agreement”) governing the sale and redevelopment of the Properties.

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

1. The Mayor and the Acting Deputy Mayor/Acting Director of the Department of Economic and Housing Development are hereby authorized to enter into and execute a Redevelopment Agreement with Community Asset Preservation Corporation, 59 Lincoln Park, Suite 50, Newark, New Jersey 07102, in the form attached hereto designating Community Asset Preservation Corporation as the redeveloper for this project, authorizing the sale of the properties identified within Exhibit A & B of the Redevelopment Agreement (the “Properties”) for a purchase price of the greater of (a) the Acquisition Costs of each of the Properties (as defined within the Redevelopment Agreement) or (b) \$2.00 per square foot (in the case of the abandoned properties listed within Exhibit A & B) and \$2.00 per square foot (in the case of the City-owned properties listed within Exhibit A), and requiring Community Asset Preservation Corporation to redevelop the Properties in accordance with the terms and conditions of the Redevelopment Agreement.

2. The Acting Deputy Mayor/Director of the Department of Economic and Housing Development is hereby authorized to sign deeds and such other documents necessary to convey title in the Properties to Community Asset Preservation Corporation, all in forms approved by the City’s Corporation Counsel.

3. The Mayor and/or his designee, the Acting Deputy Mayor/Director of the Department of Economic and Housing Development, are hereby authorized to effectuate certain business terms and conditions related to the Redevelopment Agreement and may enter into subordination agreements, access and right-of-entry agreements, and other relevant documents in forms approved by the City’s Corporation Counsel.

4. The Acting Director of Finance is hereby authorized to receive the proceeds of the sale of each of the Properties and to deposit such proceeds as follows: ninety (90) percent of the sales proceeds shall be deposited into the Community and Economic Development Dedicated Trust Fund established under Resolution No. 7RG 110685; and ten (10) percent of the sale proceeds shall be placed in the City’s Affordable Housing Trust Fund established under Ordinance 6PhS&FF 062106 for the purpose of preserving or creating low or moderate income affordable housing.

5. The Redevelopment Agreement, once fully executed, shall be filed with the Office of the City Clerk by the Acting Deputy Mayor/Director of the Department of Economic and Housing Development. Additionally, all deeds for the sale of any of the Properties, once fully executed, shall be filed with the Office of the City Clerk by the Acting Deputy Mayor/Director of the Department of Economic and Housing Development.

6. This resolution shall take effect immediately.

STATEMENT

This resolution authorizes the Mayor and the Acting Deputy Mayor/Acting Director of the Department of Economic and Housing Development, to enter into and execute a Redevelopment Agreement with Community Asset

Preservation Corporation, 59 Lincoln Park, Suite 50, Newark, New Jersey 07102, designating Community Asset Preservation Corporation as the redeveloper for this project, authorizing the sale of the properties identified within Exhibit A & B of the Redevelopment Agreement (the "Properties") for a purchase price of the greater of (a) the Acquisition Costs of each of the Properties (as defined within the Redevelopment Agreement) or (b) \$2.00 per square foot (as defined within the Redevelopment Agreement) or (b) \$2.00 per square foot (in the case of the abandoned properties listed within Exhibit A & B) and \$2.00 per square foot (in the case of the City-owned properties listed within Exhibit A), and requiring Community Asset Preservation Corporation to redevelop the Properties in accordance with the terms and conditions of the Redevelopment Agreement.

Exhibit A

City Owned Properties

#	Block	Lot	Address	Ward	Length	Width	SF
1	306	19	44 Blum St.	Central	25.00	100.00	2,500.00
2	490	67	90-½ Garside St.	Central	10.00	99.10	991.00
3	300	50	381 Littleton	Central	25.00	99.11	2,477.75
4	279	34	320 South Se	Central	25.00	100.00	2,500.00
5	333	53	508 South Si	Central	32.00	103.00	3,296.00
6	308	6	497 South Te	Central	27.00	92.00	2,484.00
7	490	38	49-½ Victoria	Central	18.90	100.00	1,890.00
8	508	10	152-154 Ridge St.	North	28.00	100.00	2,800.00
9	3013	57	811 Clinton A	South	24.10	108.40	2,612.44
10	2785	32	19 Earl St.	South	25.10	100.00	2,510.00
11	2693	22	446-450 Irvine Tu	South	75.00	135.00	10,125.00
12	2656	18	25 Seymour	South	25.00	111.00	2,775.00
13	3024	64	171 Seymour	South	28.00	100.00	2,800.00
14	3024	58	185 Seymour	South	28.00	100.00	2,800.00
15	4063	102	59 Boylan S	West	33.40	100.00	3,340.00
16	334	28	593 Fifteenth	West	25.00	75.00	1,875.00
17	1947	31	348-350 North Se	West	50.20	104.10	5,225.82
18	326	33	494 South Ei	West	25.00	100.00	2,500.00
19	335	52	550-552 South Ei	West	50.00	75.00	3,750.00
20	1858	9	99 South El	West	25.00	100.00	2,500.00
21	330	33	476 South Fo	West	25.00	100.00	2,500.00

Exhibit B

Privately Owned Properties

#	Block	Lot	Address	Ward	Length	Width	SF
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22	518	58	113½	Bloom	Central	17.60	89.00	1,566.40
23	307	40	41	Blum S	Central	25.00	100.00	2,500.00
24	564	11	79	Broad	Central	18.90	122.80	2,320.92
25	526	26	242-24	Broadv	Central	50.60	120.00	6,072.00
26	490	30	78	Garside	Central	20.00	99.10	1,982.00
27	490	21	94	Garside	Central	16.80	99.10	1,664.88
28	489	59	97	Garside	Central	16.70	100.00	1,670.00
29	512	36	139	Garside	Central	25.20	112.00	2,822.40
30	511	19	144	Garside	Central	25.30	100.00	2,530.00
31	512	33	133-13	Garside	Central	38.40	112.00	4,300.80
32	483	84	16	M.L. K	Central	18.20	66.00	1,201.20
33	490	42	77	Mt. Pro	Central	25.00	100.00	2,500.00
34	511	38	153	Mt. Pro	Central	18.90	100.00	1,890.00
35	511	40	155	Mt. Pro	Central	18.90	100.00	1,890.00
36	511	41	157	Mt. Pro	Central	25.00	100.00	2,500.00
37	511	39	153½	Mt. Pro	Central	18.90	100.00	1,890.00
38	490	74	93½	Mt. Pro	Central	16.70	100.00	1,670.00
39	312	30.03	573	South I	Central	35.00	120.00	4,200.00
40	279	1	275-27	South S	Central	50.00	75.80	3,790.00
41	308	16	517-51	South I	Central	50.00	93.00	4,650.00
42	485	6	65	Stone S	Central	25.00	104.00	2,600.00
43	488	21	76	Stone S	Central	20.40	90.00	1,836.00
44	487	23	87	Stone S	Central	12.60	98.00	1,234.80
45	484	49	83	Summe	Central	25.40	100.00	2,540.00
46	485	57	88	Summe	Central	25.00	97.10	2,427.50
47	486	37	99	Summe	Central	25.00	99.90	2,497.50
48	486	20	119	Summe	Central	17.60	97.00	1,707.20
49	561	40	91-93	Third A	Central	50.00	154.90	7,745.00
50	2486	16	101	Brill St	East	25.00	123.60	3,090.00
51	2482	15	30	Cortlar	East	25.00	87.10	2,177.50
52	2483	60	43½	Cortlar	East	16.80	100.00	1,680.00
53	946	23	223-22	East K	East	61.10	115.00	7,026.50
54	2011	16	31	Fillmo	East	27.00	67.00	1,809.00
55	2017	33	24	Flemin	East	19.60	59.00	1,156.40
56	2017	32	26	Flemin	East	20.60	59.00	1,215.40
57	2484	19	23	Hawki	East	25.00	129.00	3,225.00
58	2483	25	40	Hawki	East	25.00	100.00	2,500.00
59	2484	39	45	Hawki	East	25.00	125.70	3,142.50
60	2481	12	9	Lentz A	East	30.00	71.50	2,145.00
61	2480	47	18	Lentz A	East	20.00	71.50	1,430.00
62	2480	45	20½	Lentz A	East	20.00	71.50	1,430.00

63	2020	48	22	Mott S	East	25.00	100.00	2,500.00
64	2808	43	120	Pennsy	East	18.10	100.00	1,810.00
65	507	59	45	Highla	North	25.00	100.00	2,500.00
66	538	51	103	Highla	North	23.80	100.00	2,380.00
67	507	54	35-37	Highla	North	40.00	80.00	3,200.00
68	565	47	52	Orienta	North	17.50	71.60	1,253.00
69	507	32	124	Parker	North	24.00	113.00	2,712.00
70	507	25	138	Parker	North	25.00	100.00	2,500.00
71	508	45	141	Parker	North	33.40	100.00	3,340.00
72	507	12	164	Parker	North	25.00	100.00	2,500.00
73	508	63	169	Parker	North	25.00	81.00	2,025.00
74	537	28	177	Parker	North	25.00	91.00	2,275.00
75	576	49	325	Summe	North	25.00	120.00	3,000.00
76	576	62	351	Summe	North	25.00	110.00	2,750.00
77	3004	21	89-91	Baldwi	South	49.20	111.00	5,461.20
78	2686	41	110	Chadw	South	25.00	105.00	2,625.00
79	2686	40	112	Chadw	South	25.00	105.00	2,625.00
80	2686	37	118	Chadw	South	25.00	105.00	2,625.00
81	2687	46	152	Chadw	South	25.00	105.00	2,625.00
82	3020	18	225	Chadw	South	25.00	116.00	2,900.00
83	3593	2	410	Chadw	South	25.00	100.00	2,500.00
84	3592	9	362-36	Chadw	South	51.30	101.00	5,181.30
85	2686	26	489	Clintor	South	30.10	100.00	3,010.00
86	2669	11	310-31	Clintor	South	81.11	165.30	13,407.48
87	3003	29	587-58	Clintor	South	37.00	100.10	3,703.70
88	3026	75	49-51	Hedder	South	50.00	115.11	5,755.50
89	3044	8	37	Homes	South	26.20	118.40	3,102.08
90	2624	29	59	Rose T	South	31.00	116.10	3,599.10
91	2624	58	117	Rose T	South	31.00	100.00	3,100.00
92	2656	19	27	Seymo	South	25.00	111.00	2,775.00
93	2656	21	31	Seymo	South	31.00	111.00	3,441.00
94	3024	83	133	Seymo	South	28.00	100.00	2,800.00
95	3024	65	169	Seymo	South	28.00	100.00	2,800.00
96	3020	40	172	Seymo	South	25.00	99.00	2,475.00
97	3024	63	173	Seymo	South	28.00	100.00	2,800.00
98	3024	57	187	Seymo	South	28.00	100.00	2,800.00
99	2643	56	812	South I	South	25.00	100.00	2,500.00
100	1828	1	524	Centra	West	25.30	40.00	1,012.00
101	1826	3	550-55	Centra	West	50.00	100.00	5,000.00
102	1825	39	131	Eleven	West	25.00	75.00	1,875.00
103	1801	11	121	Little	West	25.00	120.00	3,000.00

104	1778	16	201	Littleton West	25.00	109.00	2,725.00
105	1778	9	187-18	Littleton West	50.00	125.00	6,250.00
106	1856	8	18	Ninth Ave West	22.00	90.00	1,980.00
107	1856	7	20	Ninth Ave West	25.00	85.00	2,125.00
108	1868	38	61	Ninth Ave West	25.00	100.00	2,500.00
109	1860	3	90-92	Ninth Ave West	50.00	100.00	5,000.00
110	1779	39	309	So. Orange West	25.90	69.80	1,807.82
111	1780	36	319	So. Orange West	25.00	100.00	2,500.00
112	1780	41	329	So. Orange West	25.10	100.00	2,510.00
113	1818	27	275-27	South I West	41.80	100.00	4,180.00
114	1829	42	102	South I West	25.00	100.00	2,500.00
115	1799	41	220-22	South I West	48.00	100.00	4,800.00
116	1858	13	107	South I West	25.00	100.00	2,500.00
117	1826	60	158	South I West	25.00	100.00	2,500.00
118	1826	59	160	South I West	25.00	100.00	2,500.00
119	1825	34	203	South I West	25.00	100.00	2,500.00
120	1815	11	229	South I West	25.20	100.00	2,520.00
121	1815	12	231	South I West	25.40	100.00	2,540.00
122	1814	44	242	South I West	25.20	46.00	1,159.20
123	1795	8	275	South I West	29.00	100.00	2,900.00
124	1826	42	192-19	South I West	50.00	100.00	5,000.00
125	1827	16	109	South I West	25.00	100.00	2,500.00
126	1827	31	139	South I West	30.00	100.00	3,000.00
127	1812	56	164	South I West	25.00	100.00	2,500.00
128	1813	15	167	South I West	25.00	100.00	2,500.00
129	1813	16	169	South I West	25.00	100.00	2,500.00
130	1812	44	188	South I West	28.00	100.00	2,800.00
131	1782	13	283	South I West	25.00	100.00	2,500.00
132	1811	17	113	South I West	30.00	100.00	3,000.00
133	1810	51	114	South I West	29.00	115.00	3,335.00
134	1810	49	116	South I West	29.00	113.90	3,303.10
135	1779	61	228	South I West	33.90	100.00	3,390.00
136	1810	22	103	South I West	25.00	90.00	2,250.00
137	1800	28	163	South I West	37.90	93.30	3,536.07
138	1827	47	152	South I West	25.00	100.00	2,500.00
139	1826	31	169	South I West	25.00	100.00	2,500.00
140	1813	59	188	South I West	25.00	100.00	2,500.00
141	1813	51	204	South I West	25.00	100.00	2,500.00
142	1814	15	205	South I West	25.00	100.00	2,500.00
143	1814	16	207	South I West	25.00	158.00	3,950.00
144	1814	23	221	South I West	25.00	100.00	2,500.00

144	1814	24	223	South West	25.00	100.00	2,500.00
145	1814	24	223	South West	25.00	100.00	2,500.00
146	1858	58	94	South West	25.00	100.00	2,500.00
147	1858	53	104	South West	25.00	100.00	2,500.00
148	1825	43	186-18	South West	50.00	100.00	5,000.00
149	1780	5	350	Thirtee West	25.00	100.00	2,500.00
150	1783	1	406	Thirtee West	25.00	100.00	2,500.00
151	1793	27	527	Thirtee West	25.00	67.00	1,675.00
152	1781	4	370-37	Thirtee West	85.00	27.00	2,295.00
153	1781	4	370-37	Thirtee West	85.00	27.00	2,295.00
154	1798	5	202	Twelft West	25.00	100.00	2,500.00
155	1812	36	205	Twelft West	25.00	100.00	2,500.00
156	1811	27.06	185-18	Twelft West	44.89	100.00	4,489.00