



City of Newark

City Hall
920 Broad Street
Newark, New Jersey 07102

Legislation Text

File #: 17-0443, Version: 1

Dept/ Agency: Economic and Housing Development

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

Type of Service: Private Sale/Redevelopment

Purpose: Develop the properties into one (1), two (2), or three (3)-family residential units, with or without additional retail use

Entity Name: A.P., LLC.

Entity Address: 57 Boston Street, Newark, New Jersey 07114

Sale Amount: \$230,410.00

Cost Basis: (X) \$4.00 PSF () Negotiated () N/A () Other:

Assessed Amount: \$485,000.00

Appraised Amount: \$0.00

Contract Period: To be commenced within three (3) months and be completed within eighteen (18) months from the transfer of ownership by the City

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)

686 South 16th Street/Block 359/Lot 33/South Ward

93 19th Avenue/Block 367/Lot 6/South Ward

39 Pierce Street/Block 2619/Lot 20/South Ward

41 Pierce Street/Block 2619/Lot 21/South Ward

797 South 15th Street/Block 2646/Lot 19/South Ward

189 Jelliff Avenue/Block 2662/Lot 30/South Ward

84 West Alpine Street/Block 2693/Lot 4/South Ward

80 Willoughby Street/Block 3051/Lot 45/South Ward

144 Leslie Street/Block 3065/Lot 8/South Ward

437 Jelliff Avenue/Block 3578/Lot 61/South Ward

276-278 Renner Avenue/Block 3625/Lot 7/South Ward

585 South 19th Street/Block 339/Lot 17/West Ward

319 South 18th Street/Block 1793/Lot 15/West Ward

290 South 19th Street/Block 1793/Lot 60/West Ward

113 South 9th Street/Block 1827/Lot 18/West Ward

108-110 South 13th Street/Block 1859/Lot 59/West Ward

103 Alexander Street/Block 4059/Lot 8/West Ward

38 Palm Street/Block 4199/Lot 95/West Ward

33 North Munn Avenue/Block 4213/Lot 29/West Ward

31 North Munn Avenue/Block 4213/Lot 30/West Ward

Additional Information:

Total Square Footage = 57,602.5 X \$4.00 = \$230,410.00

Sale at prices set forth by Ordinance 6S&Fh, adopted on April 7, 2004, establishing the minimum sale price of City-owned property.

WHEREAS, the purpose of this resolution is to approve the sale and redevelopment of the following City-owned properties located in the South Ward and West Ward of the City of Newark:

<u>ADDRESS</u>	<u>WARD</u>	<u>BLOCK</u>	<u>LOT</u>	<u>SIZE</u>	<u>SQ. FEET</u>
686 South 16 th Street	South	359	33	30X100	3000.0
93 19 th Avenue	South	367	6	29X100	2900.0
39 Pierce Street	South	2619	20		3650.0
41 Pierce Street	South	2619	21		2955.0
797 South 15 th Street	South	2646	19	25X100	2500.0
189 Jelliff Avenue	South	2662	30	25X105	2625.0
84 West Alpine Street	South	2693	4	25.10X100	2510.0
80 Willoughby Street	South	3051	45	25X100	2500.0
144 Leslie Street	South	3065	8	25X104	2600.0
437 Jelliff Avenue	South	3578	61	30X100	3000.0
276-278 Renner Avenue	South	3625	7	40X110	4400.0
585 South 19 th Street	West	339	17	25X100	2500.0
319 South 18 th Street	West	1793	15	25X100	2500.0
290 South 19 th Street	West	1793	60	25X100	2500.0
113 South 9 th Street	West	1827	18	25X100	2500.0
108-110 South 13 th Street	West	1859	59	36.6X100	3660.0
103 Alexander Street	West	4059	8	25X100	2500.0
38 Palm Street	West	4199	95	35X100	3500.0
33 North Munn Avenue	West	4213	29	25X106	2650.0
31 North Munn Avenue	West	4213	30	25X106.1	2652.5

Total Square Footage: 57,602.5

Total Purchase Price: \$230,410.00 (\$4.00 per sf); and

WHEREAS, the City of Newark has determined that the above referenced City-owned Properties (the "Properties") are no longer needed for public use; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-8(g), the City of Newark is proceeding with the redevelopment of the area and is conveying property at such prices and upon such terms as it deems reasonable and said conveyance is made in conjunction with the applicable Redevelopment Plan, as amended; and

WHEREAS, the Municipal Council previously adopted Resolution 7Rdo(AS) on June 15, 2005, designating the entire City as an "area in need of rehabilitation" under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the "LRHL"); and

WHEREAS, the Municipal Council thereafter adopted Ordinance 6S&Fd(S) on August 17, 2005, adopting the Third Amendment to the South Ward, and Ordinance 6S&Fc(S) August 17, 2005, approving the Second Amendment to the West Ward Redevelopment Plan governing the redevelopment of City-owned property located within the South Ward and West Ward, which includes the above-referenced Properties respectively; and

WHEREAS, the City received a letter of intent for the purchase and redevelopment of the Properties from A.P., LLC (the “Redeveloper”); and

WHEREAS, the Redeveloper, 57 Boston Street, Newark, New Jersey 07114, has proposed to the City’s Department of Economic and Housing Development to develop the Properties into one (1), two (2), or three (3)-family residential units, with or without additional retail use (the “Proposal”); and

WHEREAS, based upon the City’s review of the request and other such information, the City has determined that the Redeveloper possesses the proper qualifications and requisite financial resources and capacity to acquire the Properties and to rehabilitate them in accordance with the requirements of N.J.S.A. 40A:12A-8(g), the terms and conditions of the Agreement for the Sale of Land and Redevelopment, the form of which is attached hereto (the “Agreement”), and the South Ward and West Ward Redevelopment Plan, as amended; and

WHEREAS, pursuant to the above-mentioned statutory authority, the Department of Economic and Housing Development has recommended that the City of Newark sell the Properties to A.P., LLC, whom is willing to purchase the Properties from the City, for the consideration of Two Hundred Thirty Thousand, Four Hundred Ten Dollars and Zero Cents (\$230,410.00), for the purpose of redeveloping said Properties in accordance with the requirements of N.J.S.A. 40A:12A-8(g), the Agreement, and the South Ward and West Ward Redevelopment Plan, as amended.

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

1. The Mayor and/or his designee and the Deputy Mayor/Director of the Department of Economic and Housing Development are hereby authorized to enter into and execute the Agreement for the Sale and Redevelopment of Land attached hereto with A.P., LLC, 57 Boston Street, Newark, New Jersey 07114, for the private sale and redevelopment of the following Properties, for the following Purchase Price, in accordance with the requirements of N.J.S.A. 40A:12A-8(g), the terms and conditions of the attached Agreement and the South Ward and West Ward Redevelopment Plan, as amended:

686 South 16th Street, Block 359, Lot 33, South Ward, 93 19th Avenue, Block 367, Lot 6, South Ward, 39 Pierce Street, Block 2619, Lot 20, South Ward, 41 Pierce Street, Block 2619, Lot 21, South Ward, 797 South 15th Street, Block 2646, Lot 19, South Ward, 189 Jelliff Avenue, Block 2662, Lot 30, South Ward, 84 West Alpine Street, Block 2693, Lot 4, South Ward, 80 Willoughby Street, Block 3051, Lot 45, South Ward, 144 Leslie Street, Block 3065, Lot 8, South Ward, 437 Jelliff Avenue/Block 3578/Lot 61/South Ward, 276-278 Renner Avenue, Block 3625, Lot 7, South Ward, 585 South 19th Street, Block 339, Lot 17, West Ward, 319 South 18th Street, Block 1793, Lot 15, West Ward, 290 South 19th Street, Block 1793, Lot 60, West Ward, 113 South 9th Street, Block 1827, Lot 18, West Ward, 108-110 South 13th Street, Block 1859, Lot 59, West Ward, 103 Alexander Street, Block 4059, Lot 8, West Ward, 38 Palm Street, Block 4199, Lot 95, West Ward, 33 North Munn Avenue/Block 4213/Lot 29/West Ward, and 31 North Munn Avenue, Block 4213, Lot 30, West Ward.

Total Square Footage: 57,602.5

Total Purchase Price: \$230,410.00 (\$4.00 per sf)

2. Said Properties shall be sold to A.P., LLC by private sale for the purpose of developing the abovementioned properties into one (1), two (2), or three (3)-family residential units, with or without additional retail use.
3. The Deputy Mayor/Director of the Department of Economic and Housing Development is hereby authorized to effectuate certain business terms and conditions related to the Redevelopment Agreement annexed hereto and may enter into access and right of entry agreements and any related documents which may be necessary in order to effectuate the sale of the Properties and the terms and conditions of the Agreement, all in forms subject to the approval of the City of Newark Acting Corporation Counsel.
4. The Deputy Mayor/Director of the Department of Economic and Housing Development is hereby authorized to enter into a maximum of two (2) six (6) month extensions of any timeframe set forth in the Agreement, subject to full written disclosure of such extension(s) (in the form of a signed memorandum to be submitted to the Office of the City Clerk prior to adoption) to the Municipal Council of the City of Newark by the Deputy Mayor/Director of the Department of Economic and Housing Development and the approval of the City of Newark Acting Corporation Counsel.
5. The Redeveloper shall be designated as the exclusive redeveloper of the Properties and any other prior legislation authorizing or intended to authorize the sale and/or redevelopment and/or rehabilitation of the Properties is hereby rescinded.
6. The Redeveloper shall have thirty (30) days from the date this resolution is certified by the Office of the City Clerk to execute the attached Agreement for the Sale and Redevelopment of Land and return same to the Department of Economic and Housing Development. Should the Redeveloper fail to execute and return the attached Agreement within this thirty (30) day time period, the authorization provided by this resolution shall be null and void, unless the Deputy Mayor/Director of the Department of Economic and Housing Development agrees in writing to extend this thirty (30) day time period.
7. The Director of Finance is hereby authorized to receive proceeds of the sale and to deposit same as follows: ninety (90) percent of the sale proceeds shall be deposited into the Community and Economic Development Dedicated Trust Fund established under Resolution 7Rg, November 6, 1985; and ten (10) percent of the sale proceeds shall be placed in the City's Affordable Housing Trust Fund established under City Ordinance 6PS&Ff, June 21, 2006, for the purpose of preserving low and moderate income affordable housing.
8. The Deputy Mayor/Director of the Department of Economic and Housing Development shall place a copy of the executed Agreement for the Sale and Redevelopment of Land, the Quitclaim Deed, and all such other executed agreements authorized by this resolution on file in the Office of the City Clerk.
9. The Redeveloper shall be required to comply with the City of Newark's Minority Set-Aside Ordinance 6S&Fd, April 5, 1995; the City of Newark's Affirmative Action Plan 7Rbp, March 1, 1995; Federal Executive Order 11246, (as amended by Executive Orders 11375 and 12086) regarding the award of goods and services contracts; and the City of Newark Ordinance 6PSF

-c June 17, 2015, Amending Title II, Administration, Chapter 4, General Administration, Section 20, Hiring of Newark Residents by Contractors or Other Persons Doing Business with the City of Newark and Section 21, Newark Residents' Employment Policy, by Adding Language to Address Immediate Short Term Training and Employment Opportunities and Repealing the Newark Employment Commission, a copy of which is attached to the Agreement (the "First Source Ordinance"), all as may be applicable. In addition, the Redeveloper has agreed to ensure that 30% of all contractors, subcontractors and suppliers shall be Newark-based companies.

10. The redevelopment of the Properties shall be commenced within three (3) months and be completed within eighteen (18) months from the transfer of ownership of the Property by the City to the Redeveloper.
11. The project to be implemented by the Redeveloper shall conform to the City of Newark Design Guidelines, including standards for environmental sustainability and energy efficiency, as established by the Department of Economic and Housing Development. Additionally, the Redeveloper shall conduct any environmental investigation and remediation upon the Properties as may be necessary. Should the Redeveloper fail to diligently pursue the redevelopment of the Properties, then the City, in its sole discretion, may exercise its Right of Reverter to transfer title to the Property back to the City, in accordance with the terms and conditions of the Agreement and the deed.
12. The Deputy Mayor/Director of the Department of Economic and Housing Development is hereby authorized to execute a Quitclaim Deed to the Redeveloper for the Properties. Said Quitclaim Deed conveying title to the Property to the Redeveloper shall be approved as to form and legality by the City's Acting Corporation Counsel and attested to and acknowledged by the City Clerk.

STATEMENT

This Resolution authorizes the Mayor and/or his designee and the Deputy Mayor/Director of the Department of Economic and Housing Development to enter into and execute an Agreement for the Sale and Redevelopment of Land with A.P., LLC, 57 Boston Street, Newark, New Jersey 07114, for the private sale and redevelopment of the following Properties, for the following Purchase Price, in accordance with the requirements of N.J.S.A. 40A:12A-8(g), the terms and conditions of the attached Agreement for the Sale and Redevelopment of Land and the South Ward and West Ward Redevelopment Plan, as amended:

686 South 16th Street, Block 359, Lot 33, South Ward, 93 19th Avenue, Block 367, Lot 6, South Ward, 39 Pierce Street, Block 2619, Lot 20, South Ward, 41 Pierce Street, Block 2619, Lot 21, South Ward, 797 South 15th Street, Block 2646, Lot 19, South Ward, 189 Jelliff Avenue, Block 2662, Lot 30, South Ward, 84 West Alpine Street, Block 2693, Lot 4, South Ward, 80 Willoughby Street, Block 3051, Lot 45, South Ward, 144 Leslie Street, Block 3065, Lot 8, South Ward, 437 Jelliff Avenue/Block 3578/Lot 61/South Ward, 276-278 Renner Avenue, Block 3625, Lot 7, South Ward, 585 South 19th Street, Block 339, Lot 17, West Ward, 319 South 18th Street, Block 1793, Lot 15, West Ward, 290 South 19th Street, Block 1793, Lot 60, West Ward, 113 South 9th Street, Block

1827, Lot 18, West Ward, 108-110 South 13th Street, Block 1859, Lot 59, West Ward, 103 Alexander Street, Block 4059, Lot 8, West Ward, 38 Palm Street, Block 4199, Lot 95, West Ward, 33 North Munn Avenue/Block 4213/Lot 29/West Ward, and 31 North Munn Avenue, Block 4213, Lot 30, West Ward.

Total Square Footage: 57,602.5

Total Purchase Price: \$230,410.00 (\$4.00 per sf)

to develop the Properties into one (1), two (2), or three (3)-family residential units, with or without additional retail use.