



City of Newark

City Hall
920 Broad Street
Newark, New Jersey 07102

Legislation Text

File #: 19-1535, Version: 1

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)

Industry Land Urban Renewal/5020/69.01/411-443 Wilson Avenue Rear/East/\$5,250,000/2017/- \$10,170.92
147-149 Thomas Street/1186/54/147-149 Thomas Street/East/\$450,000/2015/\$1,525.45
147-149 Thomas Street/1186/54/147-149 Thomas Street/East/\$450,000/2016/- \$1,585.84
147-149 Thomas Street/1186/54/147-149 Thomas Street/East/\$450,000/2017/- \$1,641.16
147-149 Thomas Street/1186/54/147-149 Thomas Street/East/\$450,000/2018/- \$1,702.47
Seabra Brothers II/947/35/179 Oliver Street/East/\$2,865,000/2015/- \$7,395.62
Seabra Brothers II/947/35/179 Oliver Street/East/\$2,865,000/2016/- \$7,688.40
Seabra Brothers II/947/35/179 Oliver Street/East/\$2,865,000/2017/- \$7,956.60
Chestnut & Oliver, LLC/947/35/179 Oliver Street/East/\$2,865,000/2018/- \$8,253.86
2120 Group LLC/827/8/2120-2156 McCarter Hwy/North/\$2,600,000/2014/- \$9,349.52
2120 Group LLC/827/8/2120-2156 McCarter Hwy/North/\$2,600,000/2015/- \$9,976.64
2120 Group LLC/827/8/2120-2156 McCarter Hwy/North/\$2,600,000/2016/- \$10,371.60
2120 Group LLC/827/8/2120-2156 McCarter Hwy/North/\$2,500,000/2017/- \$14,293.40
2120 Group LLC/827/8/2120-2156 McCarter Hwy/North/\$2,350,000/2018/- \$20,366.90
Lucky One Realty LLC/2630/38/359-361 Avon Avenue/South/\$165,000/2015/- \$4,136.25
Lucky One Realty LLC/2630/38/359-361 Avon Avenue/South/\$165,000/2016/- \$2,820.80
Lucky One Realty LLC/2630/38/359-361 Avon Avenue/South/\$165,000/2017/- \$2,919.20
Lucky One Realty LLC/2630/38/359-361 Avon Avenue/South/\$165,000/2018/- \$3,028.26
231 Washington St. Urban Ren. LLC/71/1/227-231 Washington Street/Central/\$1,850,000/2014/- \$65,055.88
Donsai Enterprises LLC/1936/47/275-281 Roseville Avenue/West/\$561,000/2018/- \$3,693.00
Donsai Enterprises LLC/1936/47/275-281 Roseville Avenue/West/\$561,000/2019/- \$3,773.00
New West Urban Renewal Co Ltd./47/40/23-37 University Avenue/Central/\$1,000,000/2014/- \$5,504.28
New West Urban Renewal Co Ltd./47/40/23-37 University Avenue/Central/\$1,000,000/2015/- \$5,873.48
New West Urban Renewal Co Ltd./47/40/23-37 University Avenue/Central/\$1,000,000/2016/- \$6,106.00
Chestnut & Jefferson LLC/956/11.01/274-278 Chestnut Street/East/\$1,650,000/2016/- \$11,524.00
Chestnut & Jefferson LLC/956/11.01/274-278 Chestnut Street/East/\$1,650,000/2017/- \$11,926.00
Chestnut & Jefferson LLC/956/11.01/274-278 Chestnut Street/East/\$1,650,000/2018/- \$12,371.55
Chestnut & Jefferson LLC/956/11.01/274-278 Chestnut Street/East/\$1,650,000/2019/- \$12,639.55
Chestnut & Jefferson LLC/956/11.02/266-272 Chestnut Street/East/\$1,650,000/2016/- \$6,907.52
Chestnut & Jefferson LLC/956/11.02/266-272 Chestnut Street/East/\$1,650,000/2017/- \$7,148.48
Chestnut & Jefferson LLC/956/11.02/266-272 Chestnut Street/East/\$1,650,000/2018/- \$7,415.54
Chestnut & Jefferson LLC/956/11.02/266-272 Chestnut Street/East/\$1,650,000/2019/- \$7,576.18
New Generation Devel/998/62/59 Garrison Street/East/\$100,000/2018/- \$421.00
New Generation Devel/962/14/208 Elm Street/East/\$140,000/2018/- \$1,104.21
New Generation Devel/1976/22/207 Elm Street/East/\$150,000/2018/- \$949.10
New Generation Devel/1976/24/205 Elm Street/East/\$130,000/2018/- \$391.46
New Generation Devel/1976/26/199-201 Elm Street/East/\$230,000/2018/- \$509.63
New Generation Devel/1976/27/203 Elm Street/East/\$140,000/2018/- \$269.59
New Generation Devel/1976/20/211 Elm Street/East/\$225,000/2018/- \$1,244.54
New Generation Devel/1976/19/213 Elm Street/East/\$150,000/2018/- \$856.78
634 Frelinghuysen Assoc., %Starr/3791/114/21-25 Haynes Avenue/South/\$2,750,000/2015/- \$7,402.23
634 Frelinghuysen Assoc., %Starr/3791/114/21-25 Haynes Avenue/South/\$2,750,000/2016/- \$7,695.28
634 Frelinghuysen Assoc., %Starr/3791/114/21-25 Haynes Avenue/South/\$2,650,000/2017/- \$11,523.72
634 Frelinghuysen Assoc., %Starr/3791/114/21-25 Haynes Avenue/South/\$2,650,000/2018/- \$11,954.24

Additional Information:

Total Tax Difference: - \$337,019.13

All refunds on this stipulation are to be applied as credit.

Invitation: Corporation Counsel

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, October 2019; and

WHEREAS, the City of Newark retained the law firm of Decotiis, FitzPatrick and Cole, LLP to represent the interest of the City in these actions;

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 and or his designee, Decotiis, Fitzpatrick & Cole LLP, be and is hereby authorized to execute a Stipulation of Settlement with regard to certain properties as set forth in Schedule A, October 2019, 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, the firm of DeCotiis, FitzPatrick & Cole, LLP to execute a Stipulation of Settlement with regard to Tax Appeals on certain properties set forth in Schedule A, October 2019.