



City of Newark

City Hall
920 Broad Street
Newark, New Jersey 07102

Legislation Text

File #: 22-1634, 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)

Advance at Gateway Mulberry, LLC/145/42/52-62 Commerce Street/Central/2017/\$1,495,700/- \$0.00
Advance at Gateway Mulberry, LLC/145/42/52-62 Commerce Street/Central/2018/\$1,495,700/- \$0.00
One Gateway Center Mulberry Owner, LLC/145/42/52-62 Commerce Street/Central/2019/\$1,495,700/- \$0.00
One Gateway Center Mulberry Owner, LLC/145/42/52-62 Commerce Street/Central/2020/\$1,495,700/- \$0.00
One Gateway Center Mulberry Owner, LLC/145/42/52-62 Commerce Street/Central/2021/\$1,495,700/- \$0.00
One Gateway Center Mulberry Owner, LLC/145/42/52-62 Commerce Street/Central/2022/\$1,495,700/- \$0.00
Advance at One Gateway Garage/150.02/162/C1102/11-43 Raymod Plaza West/East/2016/\$4,000,000/- \$0.00
Advance at One Gateway Garage/150.02/162/C1102/11-43 Raymod Plaza West/East/2017/\$4,000,000/- \$0.00
Advance at One Gateway Garage/150.02/162/C1102/11-43 Raymod Plaza West/East/2018/\$4,000,000/- \$0.00
One Gateway Center Property Owner, LLC/150.02/162/C1102/11-43 Raymod Plaza West/East/2019/\$4,000,000/- \$0.00
One Gateway Center Property Owner, LLC/150.02/162/C1102/11-43 Raymod Plaza West/East/2020/\$4,000,000/- \$0.00
One Gateway Center Property Owner, LLC/150.02/162/C1102/11-43 Raymod Plaza West/East/2021/\$4,000,000/- \$0.00
One Gateway Center Property Owner, LLC/150.02/162/C1102/11-43 Raymod Plaza West/East/2022/\$4,000,000/- \$0.00
Advance at One Gateway, LLC/150.02/162/C1103/11-43 Raymond Plaza West/East/2016/\$51,012,400/- \$0.00
Advance at One Gateway, LLC/150.02/162/C1103/11-43 Raymond Plaza West/East/2017/\$51,012,400/- \$0.00
Advance at One Gateway, LLC/150.02/162/C1103/11-43 Raymond Plaza West/East/2018/\$51,012,400/- \$0.00
One Gateway Center Property Owner, LLC/150.02/162/C1103/11-43 Raymond Plaza West/East/2019/\$51,012,400/- \$0.00
One Gateway Center Property Owner, LLC/150.02/162/C1103/11-43 Raymond Plaza West/East/2020/\$46,000,000/- \$190,471.20
One Gateway Center Property Owner, LLC/150.02/162/C1103/11-43 Raymond Plaza West/East/2021/\$46,000,000/- \$187,163.02
One Gateway Center Property Owner, LLC/150.02/162/C1103/11-43 Raymond Plaza West/East/2022/\$44,300,000/- \$187,263.26
Advance at One Gateway Garage/150.02/162/T01(merged into B150.02 L162 Qual C1103)/11-43 Raymod Plaza West/East/2018/\$435,600/- \$0.00
One Gateway Center Property Owner, LLC/150.02/162/T01(merged into B150.02 L162 Qual C1103)/11-43 Raymod Plaza West/East/2019/\$435,600/- \$0.00
One Gateway Center Property Owner, LLC/150.02/162/T01(merged into B150.02 L162 Qual C1103)/11-43 Raymod Plaza West/East/2020/\$253,600/- \$0.00
One Gateway Center Property Owner, LLC/150.02/162/T01(merged into B150.02 L162 Qual C1103)/11-43 Raymod Plaza West/East/2021/\$435,600/- \$0.00
One Gateway Center Property Owner, LLC/150.02/162/T01(merged into B150.02 L162 Qual C1103)/11-43 Raymod Plaza West/East/2022/\$435,600/- \$0.00
Advance at Three Gateway Land/151/1/245-281 Market Street/East/2016/\$7,054,000/- \$0.00
Advance at Three Gateway Land/151/1/245-281 Market Street/East/2017/\$7,054,000/- \$0.00
Advance at Three Gateway Land/151/1/245-281 Market Street/East/2018/\$7,054,000/- \$0.00
One Gateway Center Property Owner, LLC/151/1/245-281 Market Street/East/2019/\$7,054,000/- \$0.00
One Gateway Center Property Owner, LLC/151/1/245-281 Market Street/East/2021/\$7,054,000/- \$0.00
One Gateway Center Property Owner, LLC/151/1/245-281 Market Street/East/2022/\$7,054,000/- \$0.00
Advance at One Gateway Garage/151.01/35/788-824 McCarter Hwy/East/2015/\$1,251,000/- \$0.00
Advance at One Gateway Garage/151.01/35/788-824 McCarter Hwy/East/2016/\$1,251,000/- \$0.00
Advance at One Gateway Garage/151.01/35/788-824 McCarter Hwy/East/2017/\$1,251,000/- \$0.00

Advance at One Gateway Garage/151.01/35/788-824 McCarter Hwy/East/2018/\$1,251,000/- \$0.00
One Gateway Center Property Owner, LLC/151.01/35/788-824 McCarter Hwy/East/2019/\$1,251,000/- \$0.00
One Gateway Center Property Owner, LLC/151.01/35/788-824 McCarter Hwy/East/2020/\$1,251,000/- \$0.00
One Gateway Center Property Owner, LLC/151.01/35/788-824 McCarter Hwy/East/2021/\$1,251,000/- \$0.00
One Gateway Center Property Owner, LLC/151.01/35/788-824 McCarter Hwy/East/2022/\$1,251,000/- \$0.00

Additional Information:

Total credits: -\$564,897.48

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 2022 Credits 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, October 2022 Credits 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 the execution of a Stipulation of Settlement with regard to Tax Appeals on certain properties set forth in Schedule A, October 2022 Credits 2.