

Ordinance of the City of Jersey City, N.J.

File No. Ord. 23-014
Agenda No. 3.7 (1st Reading)
Agenda No. 4.6 (2nd Reading and Final Passage)



AN ORDINANCE RATIFYING THE RENEWAL OF A LEASE AGREEMENT FROM HARWOOD CORPORATION FOR THE USE OF THIRTY SIX (36) PARKING SPACES LOCATED AT 808 PAVONIA AVENUE.

COUNCIL AS A WHOLE offered and moved adoption of the following ordinance:

WHEREAS, N.J.S.A. 40A:12-5(a) (1) authorizes the City to acquire real property by lease; and

WHEREAS, pursuant to Municipal Ordinance 19-060, the City of Jersey City (“City”) executed a lease from Harwood Corporation (“Lessor”) to acquire thirty-six (36) parking spaces, with the option to increase or decrease the number of parking spaces by ten (10) located at 808 Pavonia Avenue for the Department of Public Safety personnel working at 1 Journal Square Plaza; and

WHEREAS, the lease expired on May 31, 2021; and

WHEREAS, the City has continued to use the parking spaces; and

WHEREAS, the lease allowed for the renewal of the lease for an additional two (2) years; and

WHEREAS, the City desires to ratify a two (2) year renewal of the lease effective as of June 1, 2021; and

WHEREAS, the cost of the parking spaces shall continue to be \$170.00 per space, for a monthly total of \$6,120.00 to be paid to Lessor; and

WHEREAS, the parking spaces leased by the City will be exempt from the City's tax on parking lot spaces pursuant to section 304-1 et seq. of the City Code; and

WHEREAS, pursuant to N.J.A.C. 5:30-5.5(a), the continuation of the lease after the expenditure of funds encumbered in 2023 fiscal year temporary budget shall subject to the appropriation of sufficient funds in the 2023 fiscal year permanent budget; and

WHEREAS, funding in the amount of \$73,440 is available in Account Number 01-201-31-432-304.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of Jersey City that:

1. The renewal of the lease with Harwood Corporation for thirty-six (36) parking spaces at 808 Pavonia Avenue is ratified. The Mayor or Business Administrator is authorized to execute a renewal lease.
2. The term of renewal lease shall be two (2) years effective June 1, 2021 and ending on May 31, 2023.
3. The City and Lessor will have the right to terminate the Lease Agreement without cause by providing thirty (30) days' written notice.
4. The monthly rents for a total of thirty-six (36) parking spaces shall continue to be \$170.00 per space, for a monthly total of \$6,120.00 to be paid to Lessor.

APPROVED AS TO LEGAL FORM

A handwritten signature in black ink, appearing to be 'J. M. ...', written over a horizontal line.

Business Administrator

A handwritten signature in black ink, appearing to be 'P. ...', written over a horizontal line.

Corporation Counsel

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5. The parking spaces leased by the City will be exempt from the City's tax on parking lot spaces pursuant to section 304-1 et seq. of the City Code.

Pursuant to N.J.A.C. 5:30-5.5(a), the continuation of the lease after the expenditure of funds encumbered in the 2023 fiscal year temporary budget shall be subject the appropriation of sufficient funds in the 2023 permanent budget.

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RECORD OF COUNCIL VOTE ON INTRODUCTION – Feb 8 2023						
RIDLEY	AYE	SALEH	AYE	DEGISE	AYE	8-0
PRINZ-AREY	AYE	SOLOMON	AYE	RIVERA	AYE	
BOGGIANO	AYE	GILMORE	AYE	WATTERMAN, PRES	ABSENT	

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING – Feb 23 2023						
RIDLEY	AYE	SALEH	AYE	DEGISE	AYE	8-0
PRINZ-AREY	AYE	SOLOMON	AYE	RIVERA	AYE	
BOGGIANO	ABSENT	GILMORE	AYE	WATTERMAN, PRES.	AYE	

SPEAKERS:

Jeanne Daly, Nestor Rivera

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY –						
RIDLEY		SALEH		DEGISE		
PRINZ-AREY		SOLOMON		RIVERA		
BOGGIANO		GILMORE		WATTERMAN, PRES.		

RECORD OF FINAL COUNCIL VOTE – Feb 23 2023						
RIDLEY	AYE	SALEH	AYE	DEGISE	AYE	8-0
PRINZ-AREY	AYE	SOLOMON	AYE	RIVERA	AYE	
BOGGIANO	ABSENT	GILMORE	AYE	WATTERMAN, PRES.	AYE	

Adopted on first reading of the Council of Jersey City, N.J. on **Feb 8 2023**

Adopted on second and final reading after hearing on **Feb 23 2023**

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on Feb 23 2023



City Clerk



Joyce E. Watterman, President of Council
Approved: Feb 23 2023



Steven M. Fulop, Mayor
Date to Mayor: Feb 24 2023
Approved: Feb 24 2023

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FACT SHEET -

This summary sheet is to be attached to the front of any ordinance that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the ordinance.

Project Manager

John Metro,	201-547-5147	jmetro@jcnj.org
Department	Department of Administration	
Division	Office of the Business Administrator	

Note: Project Manager must be available by phone during agenda meeting (Wednesday prior to council meeting @ 1:00 p.m.)

Meeting	Regular Meeting of the Municipal Council - Feb 08 2023
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Purpose

Lease renewal of 36 parking spaces for Public Safety personnel at 808 Pavonia Ave

Cost (Identify all sources and amounts)

\$170.00 per space, for a monthly total of \$6,120.00

Contract term (include all)

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Approved by
John Mercer, Assistant Business Administrator
Jeremy Jacobsen, Attorney
John Metro, Business Administrator

Status:
Approved - Feb 01 2023
Approved - Feb 02 2023
Pending