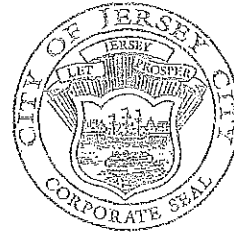


City Clerk File No. Ord. 15.110

Agenda No. 3.B 1st Reading

Agenda No. 4.B 2nd Reading & Final Passage



ORDINANCE OF JERSEY CITY, N.J.

COUNCIL AS A WHOLE

offered and moved adoption of the following ordinance:

CITY ORDINANCE 15.110

TITLE: **ORDINANCE AUTHORIZING THE CONVEYANCE OF 308 WHITON STREET TO THE JERSEY CITY REDEVELOPMENT AGENCY**

COUNCIL offered and moved adoption of the following Ordinance:

WHEREAS, the City of Jersey City [City] is the owner of certain property located within Block 20301, Lot 15, more commonly known by the street address of 308 Whiton Street [Property]; and

WHEREAS, it has been determined that the Property is not needed for any municipal public purpose or use; and

WHEREAS, the Jersey City Redevelopment Agency [JCRA] desires to acquire the Property from the City of Jersey City in order to implement the Morris Canal Redevelopment Plan Area, within which boundaries the Property is located; and

WHEREAS, the JCRA will pay over to the City the consideration it receives upon the sale of the Property; and

WHEREAS, the conveyance will effectuate the redevelopment of the Property and its return to the real estate tax rolls of the City of Jersey City; and

WHEREAS, the JCRA is authorized to acquire the Property from the City, pursuant to N.J.S.A. 40A:12A-8 and 22; and

WHEREAS, the City is authorized to transfer Property to the JCRA with or without consideration pursuant to N.J.S.A. 40A:12A-39(a) and N.J.S.A. 50A:12-13(b)(1).

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

1. The conveyance to the Jersey City Redevelopment Agency of certain property designated on Jersey City's Official Tax Assessment Map as Block 20301, Lot 15, more commonly known by the street address of 308 Whiton Street for \$1.00, subject to the payment to the City of any consideration received by the JCRA upon its conveyance of the Property, is hereby approved.

2. The Mayor or Business Administrator is authorized to execute a Cooperation Agreement with the Jersey City Redevelopment Agency, and any other documents, including a deed, that are deemed legally necessary or appropriate by the Corporation Counsel to effectuate the transfer of the Property to the Jersey City Redevelopment Agency, in accordance with the above terms.

A. All Ordinances and parts of Ordinances inconsistent herewith, are hereby repealed.

ORDINANCE AUTHORIZING THE CONVEYANCE OF 308 WHITON
STREET TO THE JERSEY CITY REDEVELOPMENT AGENCY

B. This Ordinance shall be a part of the Jersey City Code as though codified and fully set forth therein. The City Clerk shall have this ordinance codified and incorporated in the official copies of the Jersey City Code.

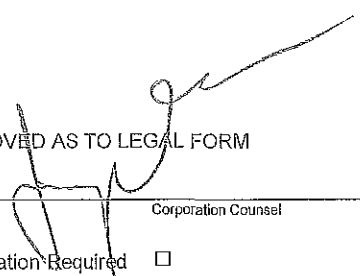
C. This Ordinance shall take effect at the time and in the manner as provided by law.

D. The City Clerk and the Corporation Counsel be and they are hereby authorized and directed to change any chapter numbers, article numbers and section numbers in the event that the codification of this Ordinance reveals that there is a conflict between those numbers and the existing code, in order to avoid confusion and possible accidental repealers of existing provisions.

NOTE: All new material is underlined. Words in [brackets] are omitted.
For purposes of advertising only, new matter is indicated by **bold face**
and repealed matter by *italic*.

JM/he
8/10/15

APPROVED AS TO LEGAL FORM

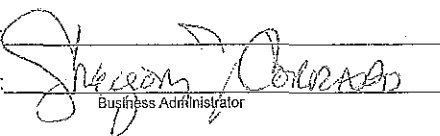


Corporation Counsel

Certification Required ☐
Not Required ☐

APPROVED:

APPROVED:



Business Administrator

RESOLUTION FACT SHEET – NON-CONTRACTUAL

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

Full Title of Resolution

ORDINANCE AUTHORIZING THE CONVEYANCE OF 308 WHITON STREET TO THE JERSEY CITY REDEVELOPMENT AGENCY (JCRA)

Initiator

Department/Division	Jersey City Redevelopment Agency	
Name/Title	David Donnelly, Executive Director	
Phone/email	201-761-0819, ddonnelly@jcnj.org	

Note: Initiator must be available by phone during agenda meeting (Wednesday prior to council meeting @ 4:00 p.m.)

Resolution Purpose

The Jersey City Redevelopment Agency is requesting the transfer of this property (308 Whiton Street Block 20301 Lot 15) for the purpose of negotiating a sale and redevelopment agreement with the Community Loan Fund of New Jersey/New Jersey Community Capital's (CLF/NJCC) and its non-profit subsidiaries. The CLF/NJCC is presently pursuing a major rehabilitation program within the city to purchase and rehabilitate the currently vacant properties. The CLF/NJCC is presently completing construction of 297 and 305 Whiton Street, which has already had a considerable positive impact on the neighborhood.

The agency will negotiate a price with NJCC based upon present market conditions. The agency will then remunerate the City accordingly.

I certify that all the facts presented herein are accurate.

8/12/15

Signature of Department Director

Date

COMMISSIONERS

ROLANDO R. LAVARRO, JR.
CHAIRMAN
EVELYN FARMER
VICE CHAIR
—
DIANE COLEMAN
ERMA D. GREENE
TIMOTHY N. MANSOUR
JOHN D. PETKANAS
RUSSELL J. VERDUCCI



JERSEY CITY
REDEVELOPMENT AGENCY

EXECUTIVE

DAVID P. DONNELLY
EXECUTIVE DIRECTOR

—
GENERAL COUNSEL

—
STEVEN M. FULOP
MAYOR

August 11, 2015

Mr. Robert Kakoleski
Business Administrator
Department of Business Administration
City of Jersey City
280 Grove Street
Room 108
Jersey City, N.J. 07302

Dear Mr. Kakoleski:

The purpose of this letter is to request the transfer of the City of Jersey City's property located at Block 20301 Lot 15 also known as 308 Whiton Street to the Jersey City Redevelopment Agency. This property is located solely within the municipality of Jersey City.

The Jersey City Redevelopment Agency is requesting the transfer of this property for the purpose of negotiating a sale and redevelopment agreement with the Community Loan Fund of New Jersey/New Jersey Community Capital's (CLF/NJCC) and its non-profit subsidiaries. The CLF/NJCC is presently pursuing a major rehabilitation program within the City to purchase and rehabilitate the currently vacant properties. The CLF/NJCC is presently completing construction of 297 and 305 Whiton Street, which has already had a considerable positive impact on the neighborhood.

The Agency will negotiate a price with NJCC based upon present market conditions. The Agency will then remunerate the City accordingly.

Thank you for your support in aiding in Jersey City's redevelopment.

Sincerely,

DAVID P. DONNELLY
Executive Director

DPD/baa

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



ORDINANCE NO. Ord. 15.110

TITLE: 3.B AUG 19 2015 4.B

SEP 09 2015

Ordinance authorizing the conveyance of 308 Whiton Street to the Jersey City Redevelopment Agency.

RECORD OF COUNCIL VOTE ON INTRODUCTION AUG 19 2015 9-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	✓			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

RECORD OF COUNCIL VOTE TO CLOSE PUBLIC HEARING SEP 09 2015 7-0											
Councilperson <u>COLEMAN</u> moved, seconded by Councilperson <u>WATTERMAN</u> to close P.H.											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	<u>ABSENT</u>			YUN	✓			RIVERA	<u>ABSENT</u>		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

SPEAKERS:

RECORD OF COUNCIL VOTE ON AMENDMENTS, IF ANY											
Councilperson _____ moved to amend* Ordinance, seconded by Councilperson _____ & adopted											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI				YUN				RIVERA			
RAMCHAL				OSBORNE				WATTERMAN			
BOGGIANO				COLEMAN				LAVARRO, PRES.			

RECORD OF FINAL COUNCIL VOTE SEP 09 2015 8-0											
COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.	COUNCILPERSON	AYE	NAY	N.V.
GAJEWSKI	<u>ABSENT</u>			YUN	✓			RIVERA	✓		
RAMCHAL	✓			OSBORNE	✓			WATTERMAN	✓		
BOGGIANO	✓			COLEMAN	✓			LAVARRO, PRES.	✓		

✓ Indicates Vote

N.V.--Not Voting (Abstain)

Adopted on first reading of the Council of Jersey City, N.J. on **AUG 19 2015**

Adopted on second and final reading after hearing on **SEP 09 2015**

This is to certify that the foregoing Ordinance was adopted by the Municipal Council at its meeting on **SEP 09 2015**

Robert Byrne, City Clerk

*Amendment(s):

APPROVED:

Rolando R. Lavarro, Jr., Council President

Date **SEP 09 2015**

APPROVED:

Steven M. Fulop, Mayor

Date **SEP 11 2015**

Date to Mayor **SEP 10 2015**