

AN ORDINANCE AUTHORIZING THE SALE OF BLOCK 89, LOT 6, KNOWN AS 610 EAST BALTIMORE, ON THE CURRENT TAX ATLAS OF THE CITY OF LINDEN IN THE COUNTY OF UNION AND NOT NEEDED FOR PUBLIC USE.

BE IT ORDAINED by the City Council of the City of Linden in the County of Union, as follows:

Section 1. It is hereby determined that the premises owned by the City of Linden, Block 89, Lot 6 on the current tax atlas of the City of Linden is not needed for public use and the same is available for sale. Said premises is known as 610 E. Baltimore.

Section 2. The land is vacant, but in any event the condition of the land is being sold "as is." The land is approximately 3,240 square feet.

Section 3. The minimum price for the premises here-in-above described shall be paid as follows: \$130,000.00

Section 4. A public auction shall be held on May 1, 2024 at 10:00 a.m. before the City's Purchasing Agent, in the Council Caucus room located on the second floor of City Hall, 301 N. Wood Avenue, Linden, New Jersey. The Purchasing Agent shall conduct the public auction, and report her findings to the Mayor, Council President, members of Council, the City Clerk and the City Attorney.

Section 5. The City Council may accept or reject the highest bidder, in which case it shall adopt a Resolution awarding the sale of the property to the highest bidder or rejecting same.

Section 6. The Deed shall be a Bargain and Sale Deed and shall recite that such conveyance is to be made subject to such facts as may be disclosed by an accurate survey, and also subject to the Land Development Ordinance, rules and regulations of the City of Linden in the County of Union and to easements of record, if any.

Section 7. If title to said land shall prove to be unmarketable, the liability of the City shall be limited to the return to the purchaser of the amount of his deposit. Title shall be deemed to be good and marketable if it be such as will be insured by a recognized title company authorized to do business in New Jersey.

Section 8. The successful purchaser will be obligated to pay, in addition to the purchase price, the cost of the publication of this ordinance and notice of sale, and for cost of the preparation of the Deed and other closing instruments. The successful purchaser will, likewise, be obligated to close title within forty-five (45) days after the City Council of the City of Linden in the County of Union approves of the sale by Resolution, unless extended by the City for “good cause” as determined by the City Attorney.

Section 9. In the event that the highest bid exceeds the minimum price herein set forth, the successful purchaser will be required to post ten percent (10%) of the amount thereof in cash or by certified check as a deposit and the balance in the same ratio as herein set forth for cash at closing.

Section 10. The Deed to be delivered at the time of closing will contain a metes and bounds description of the aforementioned lot and block reference, to be supplied by purchaser or purchaser’s attorney.

Section 11. This ordinance shall constitute the notice of sale and shall be published in full in the newspaper as required by law.

Section 12. Closing shall take place at City Hall, located at 301 N. Wood Avenue, Linden, N.J. 07036 or at location mutually agreed to by the parties.

Section 13. This Ordinance shall become effective immediately after publication in the manner provided by law.

PASSED: April 16, 2024

APPROVED: April 17, 2024

ATTEST:

City Clerk

President of Council

Mayor

APPROVED AS TO FORM BY:
Daniel Antonelli, City Attorney