	URDINANCE	No. 23-003
FEB 9 2073		Date to Mayor MAR 0 6 2023
Public Hearing FER 2 3 2023		Date Returned MAR 0 9 2023
2 nd Reading & Passage FEB 2 3 2023		Date Resubmitted to Council
WithdrawnLost	MANA	al content pertifice/by
WESLEY BRIDGES, CITY ATTORNEY	0 WILLARD STA	NBACK, ACTING DIRECTOR, H&ED/INSPECTIONS
Councilman /woman_feringer	C. Williams	presents the following Ordinance:
/ ORDINANCE AUTHORI	ZINC THE SALE OF CITY	OWNED BDODEDTY

ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED PROPERTY IDENTIFIED ON THE CITY TAX MAP AS 69 AND 69-AFT BOND STREET, BLOCK 8403, LOTS 65 AND 66, PURSUANT TO N.J.S.A. 40A:12-13(b)(5), TO MANNA INTERNATIONAL CORPORATION FOR THE SUM OF \$12,000.00

WHEREAS, there is within the City of Trenton certain real property located at 69 and 69-Aft Bond Street, designated as Block 8403, Lots 65 and 66 on the City of Trenton Tax Map (hereinafter, the "Parcels"); and

WHEREAS, the Parcels are small, undersized lots on the side of the contiguous property owner that have been vacant for a significant amount of time, do not meet the minimum lot size requirements for development under the municipal zoning ordinance, and thereby, do not allow for any other viable use other than a sidelot for the contiguous property; and

WHEREAS, the City of Trenton, pursuant to N.J.S.A. 40A:12-13(b)(5), has the statutory authority to sell undersized vacant, City-owned property to the contiguous owner who has made the highest bid for the property; and

WHEREAS, Manna International Corporation, the contiguous property owner (hereinafter, the "Purchaser"), submitted an application to purchase the Parcels for the stated purpose of using the lots to create access for a new loading dock to service their medical and wellness products company (see Application to Purchase City-owned Property, appended hereto as Attachment "A"); and

WHEREAS, based upon negotiations between Purchaser and the City, the parties arrived at an agreed upon purchase of \$12,000.00 (Twelve Thousand Dollars), which was supported by an independent appraisal conducted by Market Appraisers, Inc. The City deems the officer reasonable based upon the size, location and condition of the Parcels.

ORDINANCE

NOW, THEREFORE, IT IS ORDAINED, by the City Council of the City of Trenton as follows:

- 1. Pursuant to N.J.S.A. 40A:13-12(b)(5), the Parcels, 69 and 69-Aft Bond Street, be and are hereby sold by private sale to the Purchaser, Manna International Corporation, for the price of \$12,000.00.
- 2. The City, by and through the Department of Housing and Economic Development is authorized to negotiate a contract of sale with the Purchaser.
- 3. The Mayor is hereby authorized, upon compliance by the Purchaser with the terms and conditions of sale, to execute any documents necessary for the conveyance of the Parcel to the Purchaser for the amount of \$12,000.00 (Twelve Thousand Dollars).
- 4. The City Clerk is hereby directed to publish this Ordinance as required by applicable law.

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