

ORDINANCE 22-2-1-10

CITY OF UNION CITY
COUNTY OF HUDSON

ORDINANCE AUTHORIZING THE SALE OF BLOCK 171, LOTS 35, 36 37 AND 38 OTHERWISE KNOWN AS 712-716 31st STREET TO THE NORTH HUDSON COMMUNITY ACTION CORPORATION

WHEREAS, the City of Union City ("City") currently owns Lots 35, 36, 37, and 38 in Block 171, otherwise known as 712-716 31st Street in the City of Union City (hereinafter the "Property"); and

WHEREAS, the Property is currently leased by the North Hudson Community Action Corporation ("Corporation") having offices at 800 31st Street, Union City, New Jersey, and utilized by it as a health center; and

WHEREAS, the Corporation is desirous of acquiring the Property from the City so as to continue the operation of a health center on the Property; and

WHEREAS, the Property is no longer needed for municipal purposes by the City;

WHEREAS, the Corporation has offered to purchase the Property for the consideration of \$2,580,000.00, subject to appropriate credits and price adjustments as may be acceptable to the City due to the condition of the Property, subject to the conditions to be set out in an acceptable purchase and sale agreement for the Property; and

WHEREAS, the Board of Commissioners has determined that it is in the best interests of the City to convey the Property to the North Hudson Community Action Corporation (hereinafter the "Corporation") for the Corporations use to continue to provide much health services within the City;

WHEREAS, the Board of Commissioners desires to convey the Property to the Authority for such aforementioned purpose; and

WHEREAS, whereas, the Corporation is a nonprofit organization or association as understood under N.J.S.A. 40A:12-21, and therefore this sale may be accomplished by private sale; and

NOW THEREFORE BE IT ORDAINED by the Board of Commissioners of the City of Union City, County of Hudson, State of New Jersey, as follows:

SECTION ONE:

The above recitals are incorporated as if fully set forth herein.

SECTION TWO:

The City is authorized to sell Lots 35, 36, 37, and 38 in Block 171, otherwise known as 712-716 31st Street at the price of \$2,580,000.00, subject to appropriate credits and price adjustments as may be acceptable to the City as evidenced by the Mayors consent to such credit, due to the condition of the Property, and subject to the conditions to be set out in an acceptable purchase and sale agreement for the Property acceptable to the City, as evidenced by the Mayor's signature thereon. Any such credit or price adjustment that may be provided by the City under this section may not result in a reduction of the final purchase price to less than \$2,000,000.00.

SECTION THREE:

Immediately upon adoption of this Ordinance, the Mayor and all other appropriate municipal officials be and they are hereby authorized to execute all documents and take such actions as may be necessary to effectuate such sale and otherwise effectuate the purposes of this Ordinance.

SECTION FOUR:

Pursuant to N.J.S.A. 40A:12-21, this sale is made with the limitation that the Property shall be used only for the purposes of the Corporation, or to render health or other services, and not for commercial business, trade or manufacture, and unless waived, released, modified, or subordinated pursuant to P.L.1943, c.33 (C.40:60-51.2), if said Property is not used in accordance with this limitation, title thereto shall revert to the City without any entry or reentry made thereon on behalf of the City.

SECTION FIVE:

Repealer. All Ordinances or parts thereof in conflict or inconsistent with this Ordinance are hereby repealed, but only however, to the extent of such conflict or inconsistency, it being the legislative intent that all Ordinances or part of ordinances now existing or in effect unless the same being conflict or inconsistent with any provision of this Ordinance shall remain in effect.

SECTION FOUR:

Severability. The provisions of this Ordinance are declared to be severable and if any section, subsection, sentence, clause or phrase thereof for any reason be held to be invalid or unconstitutional, such decision shall not effect the validity of the remaining sections, subsections, sentences, clauses and phrases of this Ordinance, but shall remaining in effect; it being the legislative intent that this Ordinance shall stand not withstanding the invalidity of any part.

SECTION FIVE:

In order to avoid accidental repeal of existing provisions, the City Clerk and the Corporation Counsel are hereby authorized to change any chapter numbers, article numbers and/or section numbers in the event that the codification of this Ordinance reveals that there is a conflict between those numbers and the existing Code.

SECTION SIX:

This Ordinance shall take effect upon passage and publication as required by law.

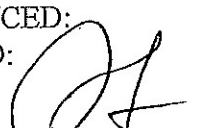
Commissioners	Yea	Nay	Abstain/Present	Absent	
Lucio P. Fernandez	X				
Wendy A. Grullon	X				
Celin J. Valdivia	X				
Maryury A. Martinetti	X				
Mayor Brian P. Stack	X				

I HEREBY CERTIFY this to be a true and correct Ordinance of the City of Union City Board of Commissioners, introduced on January 18, 2022 and was further considered and adopted after a Public Hearing held on February 1, 2022 at the at the Jose Marti Freshman Academy, 1800 Summit Avenue, Union City, New Jersey.

INTRODUCED:

ADOPTED:

ATTEST:



Angelo Auteri, Esq.
Corporation Counsel



DATE