

CITY OF VINELAND

ORDINANCE NO. 2017-36

ORDINANCE RESCINDING ORDINANCE 2008-51
AUTHORIZING AND APPROVING THE SALE OF LOT 16
OF BLOCK 1003 IN THE CITY OF VINELAND
INDUSTRIAL PARK TO NORTH MILL ROAD LLC.

WHEREAS, on August 28, 2008 City Council of the City of Vineland adopted Ordinance 2008 – 51 authorizing the sale of industrial land known as Block 1003, Lot 16 (Property) to North Mill Road LLC; and

WHEREAS, a contract for sale of the Property was executed by the City of Vineland and North Mill Road, LLC and thereafter expired by its terms and therefore of no force and effect and otherwise void; and

WHEREAS, on October 4, 2012 the Industrial Commission voted to disallow an extension of the contract and notified North Mill Road, LLC that the contract was terminated and the Property would be available for sale with no encumbrances.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Vineland that Ordinance 2008 – 51 authorizing and approving the sale of Lot 16 of Block 1003 be and is hereby rescinded and of no further force and effect.

This Ordinance shall take effect upon adoption and publication according to Law.

Passed First Reading:

Passed Final Reading:


President of Council


ATTEST:

City Clerk

MEMORANDUM



TO: Bob Dickenson 

FROM: Sandra Forosisky 
Director of Economic Development

SUBJECT: Ordinance No. 2008-51

DATE: May 26, 2017

CC: Alan Geibner

Please prepare the necessary document to rescind Ordinance No. 2008-51, which authorizes and approves the sale of Block 1003, Lot 16 to North Mill Road, LLC. The ordinance was adopted by City Council on August 25, 2008.

Thank you for your attention to this request.



ORDINANCE NO. 2008- 51

AN ORDINANCE AUTHORIZING AND APPROVING THE SALE BY THE CITY OF VINELAND OF LOT 16 OF BLOCK 1003 IN THE CITY OF VINELAND INDUSTRIAL PARK SOUTH PHASE II, TO NORTH MILL ROAD LLC.

WHEREAS, the City has formed an Industrial Commission pursuant to N.J.S.A. 40:55B-1 et seq.; and

WHEREAS, said Industrial Commission was formed to promote and encourage industrial settlement within the City of Vineland; and

WHEREAS, in furtherance of that end, said Industrial Commission is authorized to negotiate for and accept offers for the purchase of vacant land owned by the City; and

WHEREAS, said Industrial Commission has received an offer from North Mill Road LLC for the purchase of Lot 16 of Block 1003, consisting of approximately 10 acres for a total consideration of \$350,000.00; and

WHEREAS, the Industrial Commission has certified to the City that, in the opinion of the Industrial Commission, the terms of the sale are the best obtainable, all interests of the City considered; and

WHEREAS, N.J.S.A. 40:55B-1, et seq., requires that the City Council and the Mayor approve the terms of such sale; and

WHEREAS, this Council has reviewed the terms and conditions of the proposed sale and agrees that a sale upon such terms and conditions would be in the best interest of the City of Vineland;

NOW, THEREFORE, BE IT ORDAINED as follows:

1. THAT the City Council of the City of Vineland does hereby approve the sale in accordance with N.J.S.A. 40:55B-1 et seq., of Lot 16 of Block 1003, in the Vineland Industrial Park South, Phase II, to North Mill Road LLC for the sum of THREE HUNDRED FIFTY THOUSAND DOLLARS (\$350,000.00), upon the terms and conditions of the Agreement of Sale submitted to this Council for review.


2. THAT upon the approval of said sale by the Mayor in accordance with N.J.S.A. 40:55B-1 et seq., the Mayor and City Clerk be and are hereby authorized and directed to execute an Agreement of Sale on behalf of the City of Vineland, a Deed of Conveyance of the subject property, and such other documents as may be required to effect the aforesaid sale.

Passed first reading: August 12, 2008
Passed final reading: August 26, 2008

Approved by the Mayor: August 28, 2008

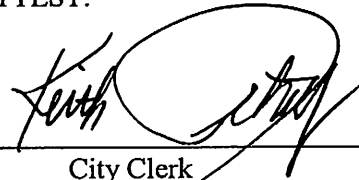


President of Council pfc III

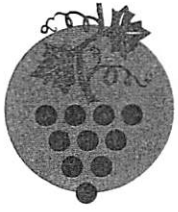


Mayor rr

ATTEST:



City Clerk kp



City of

Vineland

New Jersey

SANDRA FOROSISKY
Director of Redevelopment

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<http://www.ci.vineland.nj.us>

E-mail: sforosisky@vinelandcity.org

October 4, 2012

Mr. John Krauser
Vineland Construction Company
71 W. Park Avenue
Vineland, NJ 08360

RE: Mill and Oak Property

Dear John:

Your request to continue to keep the Mill and Oak property under contract was discussed at the Industrial Commission Board meeting on September 18th. The conclusion of the Board is that an extension of the contract is not possible due to the fact that the contract has expired and is now void. If Vineland Construction remains interested in the purchase of this property, a new contract can be created. To that end, the Industrial Commission will credit the \$45,000 forfeited deposit toward the purchase price should you decide to purchase the property prior to December 31, 2013 under the same terms and conditions of the previous contract. The \$45,000 forfeited, however, cannot to be used as a deposit toward a new contract. A new deposit of \$45,000 would be required at that time.

At this time, the property is considered to be available for the City to market with no encumbrances.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Sandra Forosisky
Director of Economic Development

cc: Industrial Commission Board Members

