

RESOLUTION NO. 247-20

**RESOLUTION AUTHORIZING THE AUCTION OF CERTAIN PROPERTY
ON THE TAX MAP OF THE CITY OF BRIDGETON**

WHEREAS, the Council of the City of Bridgeton did authorize the sale of certain properties owned by the City of Bridgeton which are no longer needed by the City of Bridgeton for public use via Ordinance 20-14, as well as by Ordinance 07-14, Ordinance 08-22, and Ordinance 20-19; and

WHEREAS, the City Council of the City of Bridgeton has reserved the right to strike any property from the above Ordinance and offer said property for sale via public auction; and

WHEREAS, the City of Bridgeton as the owner of the following properties, consisting of lands and improvements where indicated, has determined that the sale of such properties by public auction would be in its best interests:

#	Block	Lot	Street Address	Assessed Value	Minimum Bid
1	16	4	569-571 N. Pearl Street	\$41,000	\$25,000
2	44	22	289 Irving Avenue	\$48,300	\$30,000
3	61	8	275 Bank Street	\$37,900	\$25,000
4	64	1	449-451 N. Pearl Street	\$79,300	\$10,000
5	74	3	50 Monroe Street	\$54,700	\$7,500
6	98	7	71 Church Street (vacant land)	\$2,500	\$500
7	99	1	63 Church Street ***	\$42,100	\$33,000
8	99	12	79 Cedar Street (vacant land)	\$2,200	\$500
9	142	12	208 S. East Avenue *	\$17,400	\$15,000
10	142	13	204 S. East Avenue *	\$42,800	\$25,000
11	143	24	173 S. Pine Street	\$52,800	\$45,000
12	144	23	215 South Avenue***	\$53,000	\$45,000
13	149	1	259 South Avenue	\$65,000	\$50,000
14	150	1	225 South Pine Street	\$31,600	\$20,000
15	154	6	281 S. Pine Street	\$29,300	\$15,000
16	159	20	328 S. Pine Street	\$44,600	\$30,000
17	160	9	195 Baltimore Avenue (vacant land)	\$7,200	\$3,500
18	170	24	2 Bryn Mawr Avenue	\$49,100	\$30,000
19	171	30	11 Cherry Street***	\$99,400	\$70,000
20	173	32	25 Jordan Avenue **	\$37,200	\$15,000
21	178	4	201 Stephenson Avenue **	\$27,700	\$15,000
22	183	36	255 Stephenson Avenue **	\$4,400	\$500
23	232	34	147 S. Lawrence Street	\$48,500	\$30,000
24	242	30	S. Giles Street (vacant lot)	\$4,100	\$500
25	242	33	141 S. Giles Street (vacant lot)	\$3,400	\$500
26	260	13	43 Vine Street	\$59,600	\$38,000
27	265	6	16 W. Commerce Street	\$61,000	\$25,000

* Southeast Gateway Redevelopment (SEG) Area

** Phoenix Redevelopment Area

*** Occupied

WHEREAS, the Southeast Gateway Redevelopment (SEG) Area is a non-condemnation redevelopment area and the properties located within the SEG Area are, therefore, not subject to condemnation or re-acquisition by the City of Bridgeton; and

WHEREAS, although the Redevelopment Plan for the Phoenix Redevelopment Area states that the City of Bridgeton reserves the right to acquire through condemnation privately owned lots located in that Area, the City of Bridgeton does not intend to condemn or re-acquire the properties listed above located in the Phoenix Redevelopment Area in furtherance of the Redevelopment Plan for that Area; and

WHEREAS, the City Council of the City of Bridgeton is interested in offering the aforesaid properties for sale, having established minimum bids as noted above, subject to terms and conditions attached hereto as Exhibit "A"; and

WHEREAS, the Local Lands and Building Law, N.J.S.A. 40A:12-1, et seq. allows the sale of public property pursuant to N.J.S.A. 40A:12-13 and City Council is desirous of offering the aforesaid properties for sale, and wishes to reserve the right to reject all bids where the highest bid is not accepted; and

WHEREAS, the awarding of any bids received at auction shall be conditioned upon approval of the City Council of the City of Bridgeton;

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Bridgeton that the properties listed on the attached " Exhibit B" shall be advertised by the Clerk of the City of Bridgeton for auction to take place on December 9, 2020 at 10:00 a.m. at the City of Bridgeton Police and Municipal Court Complex, 330 Fayette Street, Bridgeton, New Jersey pursuant to N.J.S.A. 40A:12-13 pertaining to public sale at auction to the highest bidder, and that said auction shall be subject to the terms and conditions set forth herein and attached hereto as Exhibit "A"; and

BE IT FURTHER RESOLVED by the City Council of the City of Bridgeton, that the sale shall be advertised in the official newspaper of the City of Bridgeton not less than two times at least once a week during two consecutive weeks, the last publication of which to be not earlier than seven days prior to the date fixed for such sale; and

BE IT FURTHER RESOLVED that bids received at auction shall be conditioned upon approval of the City Council of the City of Bridgeton, and that the City Council of the City of Bridgeton reserves the right to reject all bids where the highest bid is not accepted; and

BE IT FURTHER RESOLVED by the City Council of the City of Bridgeton, that 10% of the bid price shall be paid by cash or certified or cashier's check at the time of the bid; and

BE IT FURTHER RESOLVED, that settlement shall be held not later than 90 days from the date City Council accepts such bid unless an extension is approved by City Council. In the event that the successful bidder fails to settle within the time directed, the 10% bid deposit shall be forfeited; and

BE IT FURTHER RESOLVED, that the aforesaid sale shall be subject to rehabilitation of the property (if applicable) to meet applicable code standards and that any use of such property shall be in a manner consistent with applicable zoning codes and classifications; and

BE IT FURTHER RESOLVED, that Deed provisions shall contain a reverter that in the event that the highest bidder shall fail to obtain permits for the rehabilitation (if applicable) within three (3) months of the date of the Deed, shall fail to rehabilitate the property to applicable code standards within 12 months of obtaining permits, or shall have failed to obtain an extension from the City of Bridgeton; then in such event the property shall revert back to the City of Bridgeton, at the option of the City; and

BE IT FURTHER RESOLVED by the City Council of the City of Bridgeton that the purchaser is hereby advised to obtain title insurance as the City of Bridgeton makes no representations or guarantees as to the quality or marketability of title to the aforesaid properties.

ADOPTED at a regular meeting of the City Council of the City of Bridgeton held on the 16th of November, 2020.

ATTEST:

Nichole Almanza, Acting City Clerk

Edward Bethea, Council President

Albert B. Kelly, Mayor