

RESOLUTION NO. 40-23

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIDGETON 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, Ordinance 07-14, Ordinance 08-22, Ordinance 20-19 and Ordinance 23-01; and

WHEREAS, pursuant to the above Ordinances, the City Council of the City of Bridgeton is authorized to advertise for sale said properties 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:

No.	Block	Lot	Street Address	Assessed Value	Minimum Bid
1	8	5	Chestnut Avenue (vacant land)	\$18,000	\$1,000
2	11	9	51 Edward Ave	\$78,100	\$40,000
3	51	9	14 Myrtle St	\$28,900	\$5,000
4	66	36	Markley Drive (vacant land)*	\$8,600	\$5,000
5	73	1	535 Chestnut Ave	\$65,700	\$65,000
6	73	2	531 Chestnut Ave	\$62,200	\$65,000
7	76	17	512 Chestnut Ave	\$39,500	\$20,000
8	86	10	24 Bank St (vacant land)	\$3,200	\$500
9	87	27	60 Bank St (Vacant land)	\$5,300	\$1,000
10	90	31	102 Walnut St (vacant land)	\$2,500	\$500
11	93	10	51 Walnut St	\$11,100	\$5,000
12	93	35	38 Elmer St	\$34,200	\$20,000
13	94	13	29 Elmer St	\$13,400	\$13,400
14	109	10	33-35 Coral Ave (vacant land)	\$3,900	\$2,000
15	115	18	E. Commerce St REAR (vacant land)	\$9,900	\$5,000
16	115	19	Rear 763 E. Commerce St (vacant land)	\$15,100	Combined with Lot 18
17	122	10	Blue Bowman Way (vacant land)*	\$34,900	\$20,000
18	123	1	Blue Bowman Way (vacant land)*	\$22,300	\$10,000
19	129	25	Ellis St (vacant land) **	\$4, 100	\$500
20	139	4	29 Spruce St (vacant land) **	\$5,500	\$500

No	Block	Lot	Street Address	Assessed Value	Minimum Bid
21	143	20.01	143 S. Pine St	\$33,400	\$5,000
22	149	7.01	252 S. Pine St	\$32,200	\$20,000
23	155	2	297 South Ave	\$32,600	\$5,000
24	155	2.01	299 South Ave	\$32,900	\$5,000
25	155	7	Rear - 311 South Ave	\$28,300	\$15,000
26	156	8	South Ave & Cedardell (vacant land)	\$4,800	\$500
27	169	28	68 Division St (vacant land) **	\$7,400	\$2,000
28	171	38	Cherry St (vacant land)	\$4,100	\$500
29	171	75	97 Pamphylia Ave (vacant land)	\$6,300	\$2,000
30	171	116	85 Russell Ave	\$16,800	\$2,500
31	172	42	Buckshutem Rd (vacant land)	\$5,100	\$500

** Southeast Gateway Redevelopment (SEG) Area / * Hope VI Redevelopment Area

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 Hope VI Redevelopment Area states that certain parcels located in that Area are subject to acquisition, the City of Bridgeton does not intend to condemn or re-acquire the properties listed above located in the Hope VI 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 March 10, 2023 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 60 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

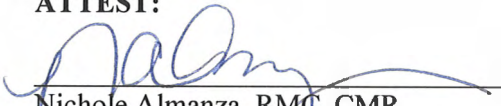
BE IT FURTHER RESOLVED, that the aforesaid sale shall be subject to rehabilitation of the property (if applicable) to meet applicable code standards and that any use of such property shall be in a manner consistent with applicable zoning codes and classifications; and

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, or 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 7th day of February, 2023.

ATTEST:


Nichole Almanza, RMC, CMR
Municipal Clerk


Edward Bethea, Council President

APPROVED:

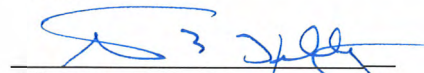

Albert B. Kelly, Mayor

EXHIBIT "A"

CONDITIONS FOR PURCHASE OF AUCTIONED PROPERTY

Auction Date: March 10, 2023

Location: Municipal Court Building, 330 Fayette Street, Bridgeton, NJ 08302

10% deposit in cash or certified or cashier's check payable to the **City of Bridgeton** (non-interest bearing) pending acceptance or rejection of the bid by Bridgeton City Council. Should the bid be rejected, the deposit shall be refunded to the party having paid the deposit. Should the bid be accepted, the deposit shall be non-refundable and applied toward the accepted bid price. In the event the City is unable to complete the transaction, the deposit will be refunded to the party having paid the deposit.

For any properties auctioned and/or sold, the City of Bridgeton makes no representations, claims, or promises regarding use of the property, whether pertaining to Zoning/Planning requirements or other land use requirements including Buyers' intended use for the property. The City of Bridgeton has no intention to condemn or re-acquire any of the properties being auctioned located in the Southeast Gateway Redevelopment (SEG) Area or Hope VI Redevelopment Area in furtherance of any Redevelopment Plan for those areas.

The City of Bridgeton makes no representations, claims or warranties concerning condition of the property, structure(s) or appurtenances which may be located thereon and **the sale is completely "as is" and if applicable, with tenant(s)**. The City of Bridgeton makes no guarantee as to marketability of title to the property and recommends that Buyer obtain a title search and title insurance with regard to the purchase, but Buyer is not required by the City to do so.

For all properties which contain a structure, the Buyer will be expected to bring the structure(s) into compliance with applicable codes within prescribed times. The City of Bridgeton shall require **Buyers to obtain necessary permits within 90 days of closing** unless otherwise extended by the City. The City of Bridgeton shall require Buyers to **complete rehabilitation and/or renovations within twelve (12) months of obtaining permits and obtain a certificate of occupancy**.

Buyers shall be required to comply with exterior property maintenance codes including maintenance of grass and vegetation overgrowth, maintaining property free of trash/litter/debris, and where applicable ensuring that structure(s) are properly boarded and secured until such time as it has been rehabilitated and/or occupied.

The sale of property by the City of Bridgeton shall be subject to a **Reverter Clause** in connection with the requirement to obtain permits and/or complete rehabilitation within prescribed times, as well as compliance with exterior property maintenance requirements. If the Buyer refuses or fails to meet deadlines and requirements in connection with rehabilitating and maintaining the acquired property, the property will revert back to the City of Bridgeton and the

City of Bridgeton shall not refund the purchase price or any other payments to the Buyer including permit fees, and shall not reimburse Buyer for any costs incurred, including but not limited to, loan and closing costs.

All sales will include a requirement that the Buyer pay the City a fee of **\$350.00** for the costs to the City in connection with completion of the sale and preparation of the City's Deed, Affidavit of Consideration and GIT/REP-3 form, and any additional documents required by Buyer's title company, as well as the cost of recording the Deed from the City to Buyer and other documents required to be recorded. Any extraordinary fees in connection with additional documents required by Buyer's title company from the City, whether to be prepared by or reviewed by the City Solicitor, shall be paid by the Buyer.

The City and Buyer may negotiate such other terms and conditions associated with a sale as may be deemed acceptable to Bridgeton City Council. All offers must be accepted by resolution of Bridgeton City Council. **Prior to preparation of the City's deed to Buyer, the balance of the purchase price must be paid by certified check, cashier's check, or bank check payable to the City of Bridgeton within ten (10) days of acceptance of the bid by Bridgeton City Council. This check, plus a separate check to the City for \$350.00 as indicated above must be delivered to the City Clerk's Office, located at City Hall Annex, 181 E. Commerce Street, Bridgeton NJ 08302.**

All sales shall be completed within sixty (60) days of acceptance of Buyer's offer by City Council via resolution, unless otherwise extended by mutual agreement of the Buyer and the City of Bridgeton.

EXHIBIT "B"

CITY OF BRIDGETON PROPERTY INFORMATION AUCTION LIST

Auction Date: March 10, 2023

Auction Time: 10:00 a.m.

Location: Municipal Court Building, 300 Fayette Street, Bridgeton, NJ 08302

NO.	BLOCK	LOT	STREET ADDRESS/PROPERTY INFORMATION	MINIMUM BID
1	8	5	Chestnut Avenue (land only - .61 acres)	\$1,000
2	11	9	51 Edward Ave (House & lot 85x150 0.297 acres)	\$40,000
3	51	9	14 Myrtle St (House & Lot 31.5x61.5')	\$5,000
4	66	36	Markley Drive (land only - .41 acres)*	\$5,000 none
5	73	1	535 Chestnut Ave (2S-AL-UG / 50x144 / 0.1653 acres)	\$65,000
6	73	2	531 Chestnut Ave (2S-F / 75x163 / 0.2806 acres)	\$65,000
7	76	17	512 Chestnut Ave (2S-F / 25x104 / 0.0597 acres)	\$20,000
8	86	10	24 Bank St (land only / 50x88 / 0.101 acres)	\$500
9	87	27	60 Bank St (land only 0.2298 acres)	\$1,000
10	90	31	102 Walnut St (land only 31x89 / 0.0633 acres)	\$500
11	93	10	51 Walnut St (2S-F / 37x107 / 0.0909 acres)	\$5,000
12	93	35	38 Elmer St (2S-F / 28x144 / 0.0926 acres)	\$20,000
13	94	13	29 Elmer St (2S-F-UG / 25x103 / 0.0591)	\$13,400
14	109	10	33-35 Coral Ave (land only -.1435 acres; lots sizes 47x133 and 15x152)	\$2,000

NO	BLOCK	LOT	STREET ADDRESS / PROPERTY INFO	MINIMUM BID
15	115	18	E. Commerce St REAR (land only - .2124 acres; lot size 50x185)	\$5,000
16	115	19	Rear 763 E. Commerce St (land only - .6198 acres; lot size 150x180)	Combined with Lot 18
17	122	10	Blue Bowman Way (land only - 1.864 acres)*	\$20,000
18	123	1	Blue Bowman Way (land only - .782 acres)*	\$10,000
19	129	25	Ellis St (land only - .0918; lot size 40x100) **	\$500
20	139	4	29 Spruce St (land only-.1722 acres; lot size 50x150) **	\$500
21	143	20.01	143 S. Pine St (House & lot 31'x140')	\$5,000
22	149	7.01	252 S. Pine St (House & 24' x 92')	\$20,000
23	155	2	297 South Ave (1/2 double House & Lot 25'x150')	\$5,000
24	155	2.01	299 South Ave (1/2 double House & Lot 25' x 150')	\$5,000
25	155	7	311 South Ave REAR (House & Lot 44"x50')	\$15,000
26	156	8	South Ave (Land only- Lot 50' x 120')	\$500
27	169	28	68 Division St (land only - .287 acres; lot size 100x125)**	\$2,000
28	171	38	Cherry St (land only - .0983 acres)	\$500
29	171	75	97 Pamphylia Ave (land only - .2293 acres; lot size 45x222)	\$2,000
30	171	116	85 Russell Ave (House & Lot 45' x 100')	\$2,500
31	172	42	Buckshutem Rd (Land only- Lot size 40' x 170')	\$500

** Southeast Gateway Redevelopment (SEG) Area / * Hope VI Redevelopment Area