

***Town of West New York
Hudson County, New Jersey***

**Minutes of Special Meeting
(Regular Session)
April 4, 2016**

***Commissioner Cosmo A. Cirillo
Commissioner Susan M. Colacurcio
Commissioner Margarita Guzman
Commissioner Gabriel Rodriguez
Mayor Felix E. Roque
Board of Commissioners***

***ATTEST: CARMELA RICCIE, RMC
TOWN CLERK***

April 4, 2016
Special Meeting

PLEASE TAKE NOTICE that a Special Meeting will be held by the Board of Commissioners of the Town of West New York, New Jersey, on Monday, April 04, 2016 at 4:00 p.m. (No Work Session) in the Court Chambers, Municipal Building, 428 – 60th Street, West New York, New Jersey, for the purpose of considering the following business:

1. RESOLUTION - Re: Re-Authorizing Sale of Public Property

Receipt is hereby acknowledged of due notice of the above special meeting and other or further notice thereof is hereby waived as unnecessary.

Commissioner Cosmo A. Cirillo
Commissioner Susan M. Colacurcio
Commissioner Margarita Guzman
Commissioner Gabriel Rodriguez
Mayor Felix E. Roque
Board of Commissioners

Attest: Carmela Riccie, RMC
Town Clerk

Present: Commissioners Cirillo, Colacurcio, Guzman, Rodriguez, and Mayor Roque
Absent: None
Also Present: Town Clerk Carmela Riccie and Corporation Counsel Monica De Los Rios

Meeting commenced at 4:00 P.M.

Town Clerk Carmela Riccie made the following announcement:

As presiding officer of this meeting I do hereby certify that the requirements of the Open Public Meetings Act pertaining to this meeting scheduled to be held this: Monday, April 4, 2016 at 4:00 p.m. (No Work Session) in the Court Chambers, Municipal Building, have been satisfied by the delivery of the 48 hour notice to each of the newspapers circulating in the Town of West New York (The Jersey Journal and the Bergen Record); by posting in the Municipal Building on the Municipal Bulletin Board; and by filing with the Clerk of the Municipality with copies to all persons desiring the same.

Copies are available to the public in accordance with the law.

April 4, 2016
Special Meeting

RESOLUTION
RE-AUTHORIZING SALE OF PUBLIC PROPERTY

WHEREAS, the Town owns property located at, 6018 Hudson Avenue A/K/A Block 47 Lot 8 and known as Hudson Hall and 6021 Hudson Avenue A/K/A Block 53 Lot 20, the accompanying parking lot; and

WHEREAS, the Town no longer needs this property for a public purpose and pursuant to N.J.S.A. 40A:12-13 the Town seeks to hold a public auction to sell the property; and

WHEREAS, by Resolution adopted on February 25, 2016, the Town previously authorized the sale of these properties to be conducted by auction at 11 am on March 30, 2016, at the West New York Town Hall, located at 428 60th Street, West New York, New Jersey, 07093 in the Municipal Court Chambers; and

WHEREAS, on the March 30, 2016 date of auction, no bidders were present; and

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of West New York that the Town does hereby set the following terms and conditions for the sale of the property known as Hudson Hall and located at 6018 Hudson Avenue and the accompanying parking lot located at 6021 Hudson Avenue:

- 1) A public auction shall be held at the West New York Town Hall located at 428 60th Street, West New York, New Jersey, 07093 in the Municipal Court Chambers at 11 a.m. on Wednesday May 18, 2016. Notice of the sale will be published on May 4 and May 11, 2016.
- 2) The minimum price for the sale of the property shall be \$ 1,400,000.00.
- 3) The Town of West New York will pay a real estate broker fee of 5%.
- 4) The successful bidder must provide the Town by the 4 p.m. of the day of the sale with certified funds or cash for 10% of the total price of the property.
- 5) The closing on the sale of the property shall occur within 90 days of the confirmation of the sale by Board of Commissioners. Failure to close on the sale within this time or such further time as agreed to by the Town shall be a default and shall result in the forfeiture of the 10% deposit to the Town.
- 6) The Board of Commissioners reserves the right to reject all bids for the purchase of this property.
- 7) This property is being sold as is. The Town makes no representations regarding the environmental condition of the property to be sold and buyer assumes all responsibility for the conditions of the property.
- 8) Successful bidder shall pay all of the Town's legal costs and other costs associated with the sale of this property including legal fees, advertising costs etc. The costs will be provided to the bidder at closing.
- 9) The Town shall convey title of the property by quit claim deed with no representations as to the title. A title search has been performed and is available for inspection.
- 10) All parties interested in inspecting the interior of Hudson Hall should call 201-295-5119 to make an appointment to view the property.

BE IT FURTHER RESOLVED that the Clerk shall advertise the notice of the sale of this property with two insertions in a newspaper circulating in the Town of West New York at least once a week during two consecutive weeks and the last publication not earlier than seven days prior to the date of the auction.

BE IT FURTHER RESOLVED, that the Mayor and Town Clerk are hereby authorized to take all necessary steps and to execute all documents with regard to the sale of this property.

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Motion was made by Commissioner Colacurcio, seconded by Commissioner Rodriguez, to adopt the foregoing Resolution, was carried by the following vote:

AYES - Commissioners Cirillo, Colacurcio, Guzman, Rodriguez, and Mayor Roque
NAYS - None
ABSENT - None

A Motion was made by Commissioner Colacurcio, seconded by Commissioner Cirillo, **to open Public Portion of meeting at 4:02 P.M.**, was carried by the following vote:

AYES - Commissioners Cirillo, Colacurcio, Guzman, Rodriguez, and Mayor Roque
NAYS - None
ABSENT - None

Public Portion:

No one wished to be heard.

A motion was made by Commissioner Colacurcio, seconded by Mayor Roque, **to close the Public Portion and adjourn the Meeting at 4:02 P.M.**, was carried by the following vote:

AYES - Commissioners Cirillo, Colacurcio, Guzman, Rodriguez, and Mayor Roque
NAYS - None
ABSENT - None

Commissioner Cosmo A. Cirillo

Commissioner Susan M. Colacurcio

Commissioner Margarita Guzman

Commissioner Gabriel Rodriguez

Mayor Felix E. Roque
Board of Commissioners

Attest: _____
Carmela Riccio, RMC
Town Clerk