

Ordinance

Ordinance No. 93

OF THE
CITY OF ATLANTIC CITY, N.J.

Date..10-22-2025.....
Date to Mayor..11-13-2025.

Approved as to Form and Legality on Basis of Facts Set Forth

Factual contents certified to by

Assistant City Solicitor/ Jack Berenato

Director of Planning & Development/s/ Jacques Howard

Revised 10/22/2025

Prepared by the City Solicitor's Office

Council Members SHABAZZ, MARSHALL, RANDOLPH, DUNSTON & LACCA Present the following Ordinance:

AN ORDINANCE TO CONVEY CITY-OWNED PROPERTIES TO THE MIDTOWN COMMUNITY DEVELOPMENT CORPORATION

WHEREAS, the properties known as Block 478, Lots 14 and 15 (802, 804 N Arkansas Avenue) and Block 478, Lot 16, 17, 18 and 19 (803, 805, 807, 809 Fisher Avenue) are owned by the City of Atlantic City, are in a state of disrepair and in need of rehabilitation (the "Properties"); and

WHEREAS, the Midtown Community Development Corporation ("Midtown CDC") has approached the City for transfer of the Properties for construction of three new residential homes; and

WHEREAS, the Midtown CDC is a duly incorporated New Jersey non-profit corporation and is willing to redevelop and renovate the Property at its own costs to help revitalize the community; and

WHEREAS, N.J.S.A. 40A:12-21(j) provides for private sale of municipal property to any duly incorporated nonprofit organization for the purpose of building or rehabilitating residential property; and

WHEREAS, the City Council of the City of Atlantic City has determined that said property is not needed for municipal purposes; and

WHEREAS, this matter was presented to and received approval from the City Council Planning & Development Subcommittee on October 8, 2025; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Atlantic City that:

SECTION 1. The Mayor is hereby authorized to negotiate and execute an agreement with the Midtown CDC, for the conveyance and redevelopment of City-Owned Properties known as Block 478, Lots 14 and 15 (802, 804 N Arkansas Avenue) and Block 478, Lot 16, 17, 18 and 19 (803, 805, 807, 809 Fisher Avenue).

SECTION 2. The consideration for such conveyance shall be One (\$1.00) Dollar and contain a reverter provision to ensure timely development of the Properties.

SECTION 3. The City shall convey the property in "AS IS" condition. The City makes no warranties or representations regarding ANY condition including, without limitation, environmental, mechanical, structural or cosmetic conditions of the property.

SECTION 4. This Ordinance shall take effect immediately upon its final passage and publication according to law.

October 23, 2025 10-B

DO NOT USE SPACE BELOW THIS LINE

RECORD OF COUNCIL VOTE ON FINAL PASSAGE

COUNCIL MEMBER	AYE	NAY	N.V	A.B.	MOT.	SEC.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	MOT.	SEC.
BAILEY	X						LACCA	X					
CROUCH				X			MARSHALL	X					
DUNSTON	X						SHABAZZ	X				X	
KURTZ	X					X	TIBBITT				X		
RANDOLPH, PRESIDENT								X					
X-Indicates Vote NV-Not Voting AB-Absent MOT-Motion SEC-Second													

Adopted on first reading at a meeting of the Council of the City of Atlantic City, N.J. on ...OCTOBER 22, 2025.....
 Adopted on second and final reading after hearing on...NOVEMBER 12, 2025.....

Approved By.../s/ *[Signature]* Date... *11-13-25*By Council.....Ride _____
 Mayor Reconsidered _____ Over _____
Aye _____ Nay _____

This is a Certified True copy of the Original Ordinance on file in the City Clerk's Office.

/s/ *Paula Geletei* PAULA GELETEI, City Clerk