



**Newark Housing Authority**  
**Building Believers**

## **Request for Qualifications and Proposals**

**16-D-023**

# **Sale of Newark Public School Properties**

**Newark, New Jersey**

*Executive Director*  
**KEITH D. KINARD**

**Responses Due:**

**Qualifications: Tuesday, November 15, 2016 5:00 PM (EST)**

**Proposals: Tuesday, December 20, 2016 5:00PM (EST)**

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## **I. INTRODUCTION**

### **A. Purpose**

The Housing Authority of the City of Newark (NHA) has authorized the issuance of this Request for Qualifications and Proposals (RPQ/P) to prospective individuals and/or organizations (“Respondent”) with a particular interest, expertise and capital necessary in repurposing, using and/or redeveloping at least two (2) or more of twelve (12) properties which formerly served as public schools for the City of Newark Board of Education. The purpose is to assess the qualifications and subsequently the proposals of such qualified Respondents by the NHA in order to select purchasers who will be graded and ranked pursuant to a rubric of parameters established by an evaluation committee in its sole discretion, as further defined in Item F below.

NHA intends to enter into an agreement or multiple agreements with the most qualified Respondents that (in addition to property pricing considerations) demonstrate financial capability, vision, creativity in adaptive reuse consistent with the City’s master plan, quality construction, and ability to implement the proposed project in a timely manner and in a way that serves the best interests of the NHA, Newark Public Schools (NPS) and the City of Newark.

### **B. Authority/Objective**

The NHA, through its housing powers as set forth in the Local Redevelopment and Housing Law has been authorized, subject to the terms of Resolution No H-16-25-02-01, to facilitate a disposition and development program for unutilized or underutilized public school facilities in their “as-is” condition on behalf of the NPS.

The properties are to be conveyed to the NHA for purposes of maximizing sale proceeds, alleviating unproductive sites from the NPS balance sheet, increasing tax ratables for the City of Newark and enhancing employment and living opportunities for City residents.

The Properties shall be disposed of using fair market value as a guide based upon independent appraisals which have been commissioned by the NHA. The appraisal reports shall be provided upon completion to those Respondents who have been prequalified pursuant to the process as set forth in paragraph F below.

### **C. Site Location/Description**

General information on each of the twelve (12) properties is presented in Exhibits A-L attached hereto.

Respondents should be advised that some properties may be subject to certain encumbrances attached prior to conveyance to the NHA including existing tenants, potential commitments to restrict certain building uses, historical preservation, and

others. The successful Respondent must secure and rely upon its own due diligence and title policy for appropriate title coverage.

By responding to this RFQ, Respondents know and agree that the property to be transferred by the NHA is in its “as is”, “where is” and “with all faults” conditions. Without warranty or representation by the NHA, including, without limitation, warranties or representations regarding title, environmental conditions, hazardous substances, zoning, suitability for intended purposes, or any other matter.

#### **D. Ownership/Deal Structure**

The overarching objective of NHA is to convey 100% fee interest in the properties to third party purchasers/developers for re-use and/or redevelopment pursuant to agreed upon performance milestones to place the properties back into productive commercial use.

NHA will also consider, on a limited basis and in its sole discretion, proposals to partner or joint venture with purchasers on development projects which serve the financial and strategic objectives of the NHA, NPS and City of Newark.

#### **E. Materials Provided**

In addition to the information and direction contained herein, the following due diligence materials will be provided by the NHA to those prospective purchasers who have been prequalified pursuant to Step 1 in the process as detailed below, prior to the due date for proposals to this RFQ/P:

1. Preliminary Environmental Assessment (Phase I) reports for all properties that are the subject of this RFQ/P performed by a third party licensed environmental consultant.
2. Limited independent appraisal information performed by a certified independent appraiser. These values will serve as a guide for the pricing of each asset.
3. Title information for each property based on recent searches performed by third party licensed title providers.
4. Limited scope inspection reports performed by an independent engineering company.

#### **F. Process**

The assessment of responses to this RFQ/P shall be conducted in a two-step process as follows:

## **STEP 1**

The Respondent's financial and performance qualifications shall be evaluated and assessed pursuant to its responses to the requirements set forth in Section II below. Only those Respondents whose qualifications are deemed acceptable in NHA's sole discretion will move on to Step 2 below.

Respondents who are deemed qualified by the NHA will be notified in writing no later than Tuesday, November 22, 2016, and thereafter shall have until Tuesday, December 20, 2016 to submit its specific proposal as set forth in Step 2 below.

## **STEP 2**

Those Respondents who are deemed qualified shall have the specific terms of their proposal to acquire and redevelop the property(s) considered and assessed by the Evaluation Committee pursuant to the requirements and criteria contained herein. The Evaluation Committee will then grade and rank each qualified Respondent's proposal accordance with a scoring rubric established by the committee based on the following criteria:

- a. Proposed Purchase Price. Preference will be given to those Respondents whose proposals reflect pricing at or above those indicated in the independent appraisal reports.
- b. The Respondent's experience completing projects similar to its proposed concept as demonstrated by one or more previous projects or current assets that aligns with the proposed project.
- c. The quality of the proposed concept, its appropriateness for the surrounding neighborhood and property characteristics.
- d. Consistency with local redevelopment plans (if applicable) and the City of Newark master plan.
- e. The Respondent's capability, both from a financial and performance perspective for completing the project on a timely basis. This includes the performance history of the entire development team as proposed.
- f. The completeness and quality of the responses to information requested herein.

Those Respondents whose proposals are deemed acceptable shall be notified in writing. The process and time frame for memorializing an agreement and closing shall be established by the parties on a case by case basis, time being of the essence, but in no case shall a closing take place later than February 28, 2017. Please note that each transaction shall be subject to and require City of Newark Municipal Council approval.

## **II. EVALUATION FACTORS, DELIVERABLES AND SELECTION CRITERIA FOR QUALIFICATION PURPOSES**

### **A. General Information**

In order to be considered responsive to this RFQ/P, the proposal must satisfy the preparation, submission and information requirements set forth herein. Ownership of all submission materials and documentation prepared in response to this request shall become the property of NHA.

Proposals should be prepared simply and economically, providing a straightforward, concise response to each of the requirements. Emphasis should be placed on completeness and clarity of content. Marketing brochures and promotional materials should be kept to a minimum.

NHA reserves the right to investigate and verify any of the information and/or representations provided in response to this RFQ/P. The NHA, in its sole discretion, may eliminate a Respondent from further consideration if the NHA determines in its sole and reasonable judgment, that the responder has made any material representations or misstatements with respect to any information contained in its submittal.

The response requirements detailed herein must be submitted on a timely basis and contain all of the elements below in order to be deemed complete. Incomplete responses may be disqualified at NHA's sole discretion.

After its review of submissions, NHA reserves the right to request additional or clarifying information from all or selected Respondents. Respondents who fail to submit additional information as requested may be disqualified.

### **B. Expected Qualifications, Experience and Financial Strength**

NHA expects to select purchasers/developers who present the best value to the NHA, the City of Newark and NPS on the basis of its pricing, qualifications, experience, nature of adaptive re-use, comprehensive redevelopment plan, development team, employment enhancing opportunities, consistency with City redevelopment objectives and master plan, time frame for project completion and economic benefits to the City of Newark both short and long term. The determination of best value will be at the sole discretion of NHA. The successful organization must demonstrate specific development experience and expertise of the scale and type of the proposed project(s); sufficient organizational depth, financial capacity and expertise to structure, undertake and complete the project on a timely basis; knowledge and experience in the challenges associated with urban redevelopment; and a keen ability to balance the objectives of multiple constituencies in carrying out its development mission.

## C. Required Deliverables

1. **Respondent's Letter of Authority** – A principal of the responding entity must sign a letter documenting his or her authority to bind and represent the firm. The letter must also authorize at least one additional representative to act on behalf of the Respondent and include the names, addresses, phone contact and email for each of these individuals.
2. **Identification of Properties** – The Respondent must identify no less than two (2) properties which shall include at least one (1) property from Exhibits A-J attached hereto.

If both properties are selected from Exhibits K and L, then a minimum of two (2) additional properties must be selected from Exhibits A-J. Preference may be given, in NHA's sole discretion, to those organizations that propose to purchase and redevelop more than two (2) properties based on the decision criteria contained herein.

3. **Proposed Use of the Property** – For each property identified, a brief narrative description of the type of development envisioned for the property must be provided. The description must include enough detail for the NHA to evaluate its appropriateness for the neighborhood and consistency with current zoning, applicable redevelopment plans and the City's master plan. To the extent available, conceptual plans and/or renderings are encouraged.
4. **Team and Firm Organization** – A description of the Purchaser's/Developer's business entity, and if a different, related entity as contemplated, details of the structure including entity form, organizational jurisdiction, and proposed ownership and management. Please include an organizational chart detailing both the ownership structure and projected members of the development team. If the organization has already been formed, the submission should include a copy of the certificate of incorporation (or formation), certificate of good standing and other relevant organizational documents.

The submission must also identify all principals, partners or co-ventures who will participate or have a financial interest in the proposed development, whether active or passive, to the extent known or anticipated.

5. **Organization/Team Experience** – Provide a brief statement outlining the experience of the purchaser/developer and as applicable, each firm on the development team in the development, design, financing, construction, marketing, leasing and management of projects similar to that being proposed. Please be specific as to experience related to urban redevelopment, with particular emphasis on projects similar to that which is being proposed. Inclusion of creative financing and ownership structures on past projects is also encouraged. Please include

qualitative factors that set your project and team apart from your competition and what value added your development and operating team brings to the project.

- 6. Financial Capacity and References** – This section of the submission must demonstrate the Respondent’s financial soundness and capability. A statement of credit worthiness including at least two commercial or institutional credit references is required. Current financial statements (preferably audited) of the development entity and/or that of the principal participants should be included. Please include any outstanding liabilities that might impact the development and/or operation of the proposed project. Please also include information on any project under which the Respondent, its affiliates, subsidiaries or any member of the team had defaulted or declared bankruptcy.
- 7. Comparable Projects-** Please submit at least two recent comparable projects of similar scope, scale and type that is being proposed. Please identify the following information with respect to the projects:
  - a) Type, size, unit mix, number of units.
  - b) Occupancy history.
  - c) Sources and amounts of debt and equity capital that were raised.
  - d) Ownership and project structure.
  - e) Any pertinent reference information.
  - f) Nature of entitlement, approval and interaction required with other stakeholders.
  - g) Challenges encountered, particularly those relevant to the City of Newark.
- 8. Employment/Quality of Life** – Provide information about development elements or programs at other projects the Respondent has participated in which are designed to enhance the employment and/or quality of life of its target market. Address the features of past and current developments designed to promote occupant satisfaction and safety, environmental and/or historical conservation and sustainability.
- 9. Transaction Structure** – Please include the preliminary or conceptual vision for project structure, financing and ownership. Please include estimated capital requirements, and possible methods of raising capital in the context of a feasible financing plan in today’s climate. Along these lines, please include the following:
  - a) Project Capital Proforma
  - b) Projected Sources and Uses of funds
  - c) Projected financing structure
  - d) Projected Operating Proforma
- 10. Marketing/Leasing Plan** – Please present a preliminary plan for marketing and leasing the facility prior to its completion.

**11. Project Management** – Please provide Developer’s (or its related management entity) experience in managing the project as envisioned.

**12. Submission/Administrative Fee** – A check made payable to the Newark Housing Authority in the amount of \$2,500 shall be included with all submissions to cover the costs of administering the RFQ/P process. This fee shall be non-refundable.

### **III. INSTRUCTIONS TO RESPONDENTS / DEVELOPERS**

#### **A. Issuing Office**

The issuing office for this Request for Qualifications/Proposals is:

**The Newark Housing Authority  
Office of the Executive Director  
500 Broad Street  
Newark, New Jersey 07102**

**Morris Warner  
Chief Development Officer**

G. The Issuing Office shall be the recipient of Respondent’s submission of the RFQ/P, HOWEVER, ALL QUESTIONS OR INQUIRIES REGARDING PREPARATION AND SUBMITTAL OF THIS RFQ/P MUST BE SUBMITTED IN WRITING ONLY TO: [inquiries@NPSportfolio.com](mailto:inquiries@NPSportfolio.com). NHA and/or its agents will respond accordingly.

H. Any attempt to contact anyone outside of the issuing office (unless specifically instructed to do so in writing by the NHA) in an attempt to influence the selection process either directly or indirectly are grounds for immediate disqualification.

#### **B. Due Date and Time**

**Qualifications** prepared and submitted as specified in this RFQ/P must arrive at the Issuing Office no later **than 5:00 PM / Eastern Standard Time on Tuesday, November 15, 2016**. Clearly label all documents with the RFQ/P Number (16-D-023) along with your company’s name.

**Proposals** as specified in this RFQ/P from Respondents who have been notified of its successful prequalification must arrive at the Issuing Office no later **than 5:00PM / Eastern Standard Time on Tuesday, December 20, 2016**. Again, clearly label all documents with the RFQ/P Number (16-D-023) along with your company’s name.

It is anticipated that selection(s) will take place within forty-five (45) days after the submittal date, subject to the provisions contained herein.

### **C. Property Inspections**

Respondents shall be permitted to tour and inspect the properties prior to the submission date. There shall be four separate inspection dates during which time six (6) properties each day will be toured and available for inspection. The schedule for inspections shall occur as follows all commencing at 10:00 A.M. (subject to change with notice):

- |                                |                |
|--------------------------------|----------------|
| 1. Monday, October 24, 2016    | Properties A-F |
| 2. Wednesday, October 26, 2016 | Properties G-L |
| 3. Monday, October 31, 2016    | Properties A-F |
| 4. Wednesday, November 2, 2016 | Properties G-L |

All inspections must occur with a representative of the NHA or its agent(s).

### **D. Questions/Inquiries**

Any and all communications, questions, and/or requests for clarification regarding the information contained herein shall be made only in writing and addressed to [inquiries@NPSportfolio.com](mailto:inquiries@NPSportfolio.com) unless otherwise instructed in writing. NHA shall endeavor to respond to all inquiries on a timely basis, but reserves the right to answer or decline to answer any and all questions.

### **E. Proposal Submittal**

There is no specific format required for the response. In order to avoid any missing or lost documents, Respondents should use a bound document or three ring binder. **Respondents shall submit one (1) original, six (6) copies and one (1) soft copy (in MS Word, or .pdf format) on a disc or thumb drive are required pursuant to the requirements herein.** A transmittal letter signed by the individual authorized to submit the proposal shall summarize the contents of the submittal. Clearly label all documents with the RFQ/P Number (16-D-023) along with your company's name. In no event shall the NHA be responsible for missing or lost documents.

### **F. Confidentiality/Proprietary Information**

#### **1. Request For Qualification / Proposals**

All Respondents agree to regard and preserve the entirety of the content of this RFQ/P, including any other information provided by NHA during the course of the RFQ/P process, in the strictest of confidence and shall not disclose, without

the prior written consent of NHA, the information contained herein to any person or entity. All Respondents also agree not to use such information for any other purpose than to respond to the requirements contained in this RFQ/P.

All Respondents agree to destroy or return all RFQ/P documents once selections are made or as otherwise instructed by NHA. Respondents shall be permitted to disclose the information contained in this RFQ/P to its employees and/or its prospective development team members having a need to know such information in order to effectively respond to this request. The Respondent shall be responsible for the compliance of the terms of this agreement by all such employees and prospective development team members.

Confidential information shall not include information that (i) is in the public domain not as a result of a disclosure by Respondent (ii) is rightfully in the possession of Respondent prior to disclosure by NHA or (iii) is received by Respondent in good faith and without restriction from a third party, not under a confidentiality obligation to NHA and having the right to make such disclosure.

## **2. Response to Request For Qualifications / Proposals**

Respondents should give specific attention to the identification and clear denotation of those portions of Proposals deemed to be confidential, proprietary or containing trade secrets and provide justification as to why such materials, upon request, should not be disclosed by NHA. The NHA will make a good faith effort not to disclose confidential information clearly identified as such, to the extent permitted by law. However, the NHA will assume no liability for disclosure or use of such confidential information.

Unless otherwise noted and agreed to by NHA as confidential, all materials submitted by the Respondent shall become the property of the NHA and may only be returned to the Respondent at the sole discretion of NHA.

## **G. Incurred Expenses**

NHA shall not be responsible for any costs incurred by any Respondent or its team member in the preparation and submittal of its proposal.

## **H. Right to Accept, Reject, and Negotiate Proposals or Waive Informalities**

1. NHA reserves the right to accept or reject any and all proposals in its sole discretion in its own best interest. For the same reason, the NHA reserves the right to waive any technicality or minor irregularity in any proposal.
2. All proposals are subject to negotiation. Both the Respondent and NHA promise to negotiate in good faith. NHA may exercise its rights, to the extent permitted

- by law, to recover from the Respondent incurred expenses for consultants, legal and other applicable expenses as liquidated damages.
3. NHA reserves the right to cancel this RFQ/P, in whole in or in part, at any time until all contractual documents are fully executed.
  4. NHA reserves the right to make a whole award, multiple awards, a partial award or no awards at all in its sole discretion.

#### **I. Minority, Women, Disadvantaged, Veterans Business Enterprises (MWDVBE)**

The NHA is an equal opportunity agency which does not discriminate against any person or business and fully complies with applicable federal, state and local laws and regulations prohibiting discrimination against any protected class. The NHA solicits and encourages small, minority-owned, woman-owned, disabled/veteran-owned, and otherwise disadvantaged business enterprises to participate in this request for proposals, and any NHA business endeavor. Entities certified as HUD Section 3 Business Concerns by NHA or other HUD funded agencies are especially encouraged to participate.

The Respondent(s) selected as a result of this RFQ/P shall be required to include MWDVBE subcontracting goals of twenty-five percent (25%) of the dollar value of all Developer's contracts for professional, construction and other services associated with the development of this Project consistent with the ordinances of the City of Newark. The selected Developer will be expected to monitor compliance with the MWDVBE subcontracting goals and to furnish periodic reports as to status as requested by NHA. The Developer's strategy with respect to achieving the MWDVBE goals shall be submitted and approved by NHA prior to the execution of contractual documents.

#### **J. Exclusions**

NHA shall not be liable to any broker, consultant or other entity acting on behalf of the Respondent for any broker's fee, commission or any other payment related directly or indirectly to the submission or to the selection and designation of the purchaser/developer for a property, whether or not any agreement is executed. The Respondent shall be responsible for any such fee and shall indemnify NHA for any and all fees, costs, damages or other liability to any such broker, consultant, or other entity acting on behalf of the Respondent or any of its team members.

The Respondent shall be responsible for its own due diligence and legal costs without exception whether or not a transaction is consummated. Closing costs shall be paid according to local custom for similar real estate transactions in Newark, NJ.

#### **K. Conflicts**

The submission should identify any current, past or anticipated contractual or financial relationship with the NHA, City of Newark and/or NPS, its staff or employees. Respondent must also include information on whether it or any of its partners or team

members have ever purchased or leased property from the NHA, City of Newark and/or NPS or currently or currently owns or operates a charter school in the City of Newark.

#### **L. Newark Housing Authority Seller’s Statement**

The Newark Housing Authority, pursuant to the Local Redevelopment and Housing Law, constituting Chapter 79 of the Pamphlet Laws of 1992 N.J.S.40A:12A, et seq., as amended and supplemented (“LHRL”), is a “housing authority” as defined in LRHL 40A:12A-3 and is acting in accordance with its powers set forth in N.J.S.A. 40A:12A-22, among other things. The NHA proposes under certain limited circumstances, in its sole discretion, to make available to program applicants (“Applicant”) land and/or improvements for the purposes stated herein, including, without limitation, the development of housing and the development or relocation of commercial facilities and other development activities which in the sole discretion of the NHA will serve to create economic growth and development in the City of Newark.

#### **IV. DESCRIPTION OF AVAILABLE PROPERTIES**

The properties listed below are further described in the Exhibits attached hereto as indicated:

- Exhibit A Former Banneker School – 460 Lyons Avenue
- Exhibit B Former William H. Brown Academy – 695-715 Bergen Street
- Exhibit C Former Clinton Avenue School – 534-544 Clinton Avenue
- Exhibit D Former Maple Avenue School – 33-47 Maple Avenue
- Exhibit E Former Maple Annex – 198-202 Lyons Avenue
- Exhibit F Former Miller Street School – 47-63 Miller Street
- Exhibit G Former Morton Street/West Side Academy – 75-87 Morton Street
- Exhibit H Former State Street School – 15-21 State Street
- Exhibit I Former Willis School – 443-455 18<sup>th</sup> Avenue
- Exhibit J Former Roseville Avenue School – 70-78 Roseville Avenue
- Exhibit K Former Burnet Street School – 28-34 Burnet Street
- Exhibit L Former Warren Street School – 200-214 Warren Street

## Exhibit A

### Former Banneker School



Property Address: 452-460 Lyons Avenue, Newark, New Jersey

Ward: South Block 3731, Lot 1

Approximate Building Size: 13,912 sqft Floor: 1

Approximate Property Dimensions: 135.3x100 (13,530 sf or .31 acre)

Real Estate Tax Assessment: Land \$364,500; Building \$2,467,600: Total \$2,832,100

Former Use: School

General Condition: Floors, ceilings and mechanical systems in disrepair.

Neighborhood: Mixed, mostly retail, industrial and some residential, adjacent to I-78



**Exhibit B**

**Former William H. Brown Academy**



Property Address: 687-715 Bergen Street and 158-164 Chadwick Avenue, Newark, New Jersey

Ward: South Block 2687, Lots 14, 16, 17, 25, 40, 41, 42, 43

Approximate Building Size: 84,539 sqft Floors: 3

Approximate Property Dimensions: Various 79,800 sf or 1.83 acres

Real Estate Tax Assessment: Land \$242,700; Building \$9,349,100: Total \$9,591,800

Former Use: School

General Condition: Exterior requires stabilization, repointing.

Neighborhood: Mixed, mostly residential with police precinct



## Exhibit C

### Former Clinton Avenue School



Property Address: 534-544 Clinton Avenue, Newark, New Jersey

Ward: South Block 3024, Lot 5

Approximate Building Size: 40,571 sqft Floors: 1

Approximate Property Dimensions: 149.1x291.4 (43,448 sf or .997 acre)

Real Estate Tax Assessment: Land \$42,100; Building \$4,225,400: Total \$4,267,500

Former Use: School

General Condition: Boiler beyond useful life, possible structural issues.

Neighborhood: Mostly residential, some retail and adjacent park



**Exhibit D**  
**Former Maple Avenue School**



Property Address: 33-47 Maple Avenue, Newark, New Jersey

Ward: South Block 3712, Lot 1

Approximate Building Size: 62,010 sqft Floors: 3 + B

Approximate Property Dimensions: 200.1x298.8 (59,790 sf or 1.37 acres)

Real Estate Tax Assessment: Land \$88,900; Building \$21,468,000: Total \$21,556,900

Former Use: School

General Condition: New roof, new boilers, façade work necessary, possible water infiltration in basement.

Neighborhood: Largely residential



**Exhibit E**  
**Former Maple Annex**



Property Address: 198-202 Lyons Avenue and 185-195 Weequahic Avenue, Newark, New Jersey

Ward: South Block 3697, Lots 37, 39, 41, 42, 43

Approximate Building Size: 19,844 sqft Floors: 2 + B

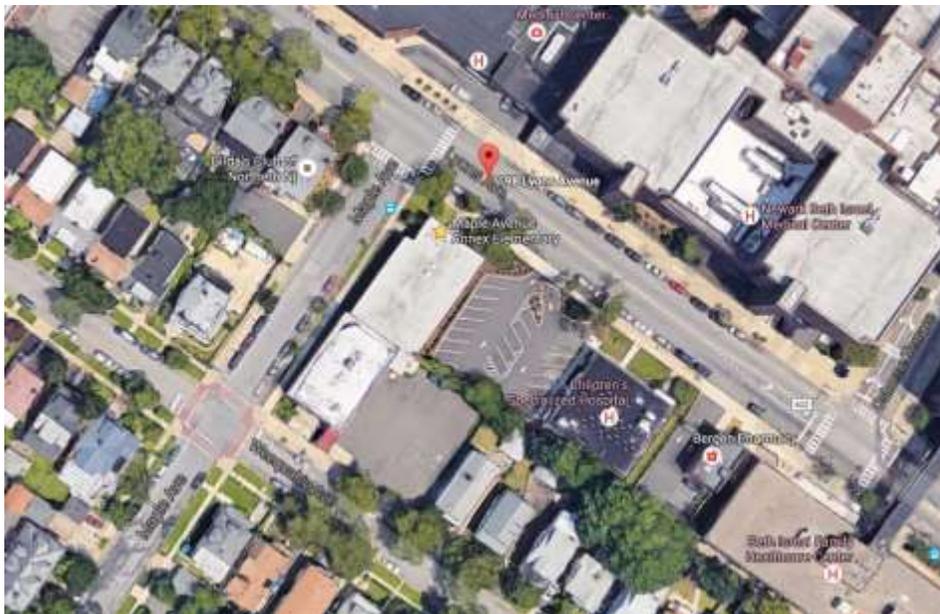
Approximate Property Dimensions: Various - Total 23,383 sf or .537 acre

Real Estate Tax Assessment: Land \$296,300; Building \$2,369,500: Total \$2,665,800

Former Use: School

General Condition: New roof, Boilers beyond useful life, classrooms in disrepair.

Neighborhood: Mostly commercial with adjacent major medical center, some residential.



**Exhibit F**  
**Former Miller Street School**



Property Address: 47-63 Miller Street and 61-75 Frelinghuysen Avenue, Newark, New Jersey

Ward: South Block 2794, Lot 26 and 1

Approximate Building Size: 89,380 sqft Floors: 4

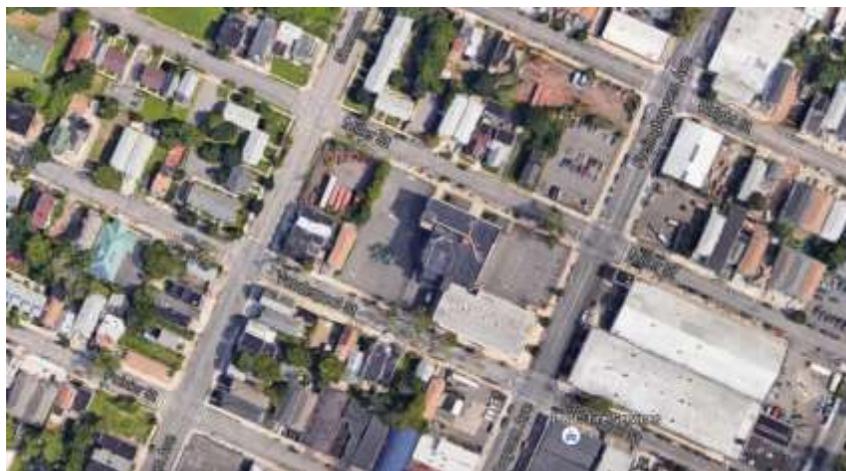
Approximate Property Dimensions: 225x200 plus 200x100 (65,000 sf or 1.492 acre)

Real Estate Tax Assessment: Land \$826,200; Building \$3,978,500: Total \$4,804,700

Former Use: School

General Condition: New roof, boilers past useful life, classrooms and auditorium in disrepair.

Neighborhood: Mixed, largely industrial and some residential.



## Exhibit G

### Former Morton Street School/West Side Academy



Property Address: 75-87 Morton Street, Newark, New Jersey

Ward: South Block 2513, Lot 1

Approximate Building Size: 82,380 sqft Floors: 4 + B

Approximate Property Dimensions: 199.6x122.3 (24,411 sf or .56 acre)

Real Estate Tax Assessment: Land \$176,400; Building \$6,832,000: Total \$7,008,400

Former Use: School

General Condition: Poor and in general disrepair, boilers beyond useful life.

Neighborhood: Mixed, mostly residential.



**Exhibit H**  
**Former State Street School**



Property Address: 15-21 State Street, Newark, New Jersey

Ward: Central Block 50, Lot 37

Approximate Building Size: 10,716 sqft Floors: 2 + B

Approximate Property Dimensions: 100x119.3 (11,930 sf or .274 acre)

Real Estate Tax Assessment: Land \$297,000; Building \$1,238,800: Total \$1,535,800

Former Use: School

General Condition: Brick façade deteriorated, site improvements necessary.

Neighborhood: Mixed, commercial, high rise residential, adjacent to I-280 and NJ Transit Broad St Station



**Exhibit I**  
**Former Willis School**



Property Address: 443-455 18<sup>th</sup> Avenue, Newark, New Jersey

Ward: Central/West Block 2614, Lots 10, 16, 17

Approximate Building Size: 21,869 sqft Floors: 2 + B

Approximate Property Dimensions: (19,646 sf or .451 acre)

Real Estate Tax Assessment: Land \$440,000; Building \$1,785,900: Total \$2,225,900

Former Use: School

General Condition: Poor.

Neighborhood: Mixed, retail and residential adjacent to Springfield Avenue, one block to Home Depot.



**Exhibit J**  
**Former Roseville Avenue School**



Property Address: 70-78 Roseville Avenue, Newark, New Jersey

Ward: West Block 1890, Lot 10

Approximate Building Size: 15,177 sqft Floors: 3

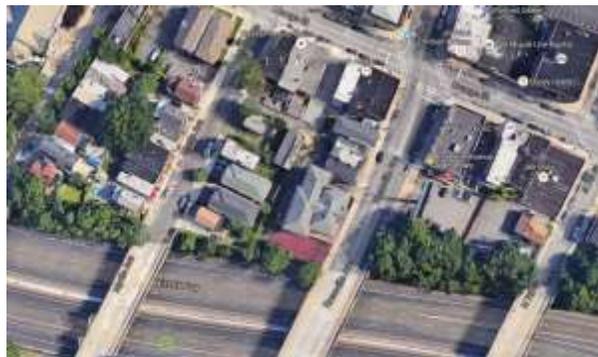
Approximate Property Dimensions: 126.4x85.6 (10,820 sf or .248 acre)

Real Estate Tax Assessment: Land \$31,100; Building \$986,900: Total \$1,018,000

Former Use: School

General Condition: Roof in disrepair, boilers operational.

Neighborhood: Mixed, residential and retail, adjacent to I-280



**Exhibit K**  
**Former Burnett Street School**



Property Address: 28-34 Burnett Street, Newark, New Jersey

Ward: Central Block 44, Lot 51

Approximate Building Size: 86,676 sqft Floors: 4

Approximate Property Dimensions: 142.7x107.6 (15,355 sf or .35 acre)

Real Estate Tax Assessment: Land \$436,700; Building \$9,583,900: Total \$10,020,600

Former and Current Use: School

General Condition: Fair.

Neighborhood: Mixed, mostly residential, some retail, university uses, across from Broad Street Station.



**Exhibit L**  
**Former Warren Street School**



Property Address: 200-214 Warren Street, Newark, New Jersey

Ward: Central Block 403, Lot 23

Approximate Building Size: 53,610 sqft Floors: 3

Approximate Property Dimensions: 204.9x120 (24,588 sf or .564 acre)

Real Estate Tax Assessment: Land \$512,400; Building \$5,700,100: Total \$6,212,500

Former Use: School

General Condition: Fair, boilers beyond useful life, peeling paint and wood floors in disrepair.

Neighborhood: Mixed, mostly university use, commercial and some residential.

