

**REPORT ON SALE OF 121-123 WESTFIELD AVENUE
BLOCK 13, LOTS 1566
CITY OF ELIZABETH
PURSUANT
TO N.J.S.A. 40A:12-13.5**

PREFACE

This report has been prepared pursuant to N.J.S.A 40A: 12-13.5. At the outset it should be noted that the County had previously used this property as the Child Advocacy Center and the property was vacated in 2010 when the Child Advocacy Center was relocated to its current location at 240-246 West Jersey Street, Elizabeth. The subject property is a vacant two story structure which is 3,040 sq. feet. The interior of the property has been vandalized and the structure has been boarded up.

REASONS FOR SALE: The above properties are not being used by the County of Union, however the existence of the improvement is using County resources in connection with the maintenance of the properties.

ADVANTAGES AND BENEFITS OF SALE: There are numerous advantages and benefits to the proposed sale:

1. The primary advantage to the sale is to allow for the productive use of the improved parcel and provide the EBOE with room to expand its school located adjacent to the property.
2. Another advantage of the sale is to reduce the continuing maintenance costs for the property.

3. Another advantage of the sale will be to use the sales proceeds to offset other County of Union obligations.

DISADVANTAGES AND DETRIMENTS OF SALE: There is one disadvantage and detriment to this sale:

1. None.

ENVIRONMENTAL ANALYSIS: An environmental report prepared by Colliers Engineering & Design dated November 22, 2021 is available at a cost of \$15.00; please contact the Clerk of the Boards office at (908) 527-4100.

ECONOMIC VALUE: The current economic value of the property as it is presently used is nonexistent. The EBOE has had an appraisal prepared for the parcel which reflects that the property has a fair market value of \$365,000.

CONCLUSION

A Public Hearing will be held on Tuesday January 18, 2022 Commencing At 6:00 P.M at the County Administration Building, Commissioner's Meeting Room, 10 Elizabethtown Plaza, Elizabeth, New Jersey., notice of said hearing will be published thirty days in advance of those dates. At its next scheduled meeting after the public hearings, a vote whether to proceed with the exchange will be taken by the Union County Board of Commissioners.

Elizabeth, New Jersey
December 6, 2021