

RESOLUTION NO. 21-242

WHEREAS, the Village of Ridgewood owns property located at 1057 Hillcrest Road, known as the "Irene Habernickel Family Park" which was purchased by the Village in 2006 with Green Acres funds from the State of New Jersey; and

WHEREAS, since 2015, the Village Council has leased the structure known as the "Gatehouse" located on the park property to an entity known as HealthBarn, USA. This Lease was awarded after a public bid in conformance with the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq. The property was Leased beginning in 2016 for a five-year period with an option to extend the lease an additional one year which was to expire on or about January 30, 2021; and

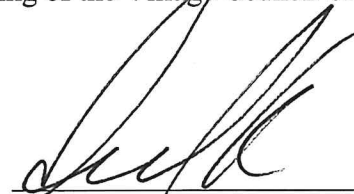
WHEREAS, on or about November 9, 2020, the Village Council voted by Resolution to extend the then existing Lease an additional one-year term which Lease is now set to expire on January 31, 2022; and

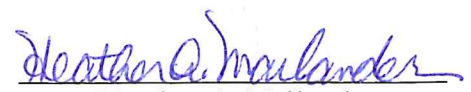
WHEREAS, in anticipation of the end of the existing Lease Agreement term, the Village Council has decided to publicly advertise for the continued Lease of the Gatehouse in conformance with the Local Public Contracts Law. A Request for Proposals was prepared and the specifications have been agreed to by the Village Council; and

WHEREAS, the Village Council took this action well in advance of the expiration of the existing Lease so that any interested or potential tenant of the Gatehouse for the next five years had the time to plan and make arrangements for their next steps and the Village could have a seamless transition into the next five (5) year Lease; and

I hereby certify that this resolution, consisting of 2 pages, was adopted at a meeting of the Village Council of the Village of Ridgewood, held this 14th day of July 2021.

	Moved	Second	Ayes	Nays	Absent	Abstain
Perron			X			
Reynolds			X			
Sedon	X		X			
Walsh		X	X			
Knudsen						X


 Susan Knudsen
 Mayor


 Heather A. Mailander
 Village Manager/Village Clerk

WHEREAS, the Village accepted any and all bids in response to the Request for Proposals on or about June 16, 2021. There was one (1) registered responsive bidder that provided a complete bid response with all required and correct forms. HealthBarn USA was the lone responsive bidder and met and agreed to all requirements of the Bid Proposal; and

WHEREAS, a form of Lease Agreement for the new five (5) year Lease term will be prepared and negotiated with HealthBarn USA after the award of the Bid. The parties have an existing Lease Agreement binding them to the present Landlord/Tenant relationship which may be used as a template for the new Lease Agreement because the Agreement is subject to approval from the New Jersey State Department of Environmental Protection (hereinafter "NJDEP") Green Acres Program.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Ridgewood, County of Bergen, State of New Jersey, that the Request for Proposals document soliciting responsive bids for the project entitled "Proposals for Leasing of the Gatehouse, 1057 Hillcrest Road for a five (5) Year term (February 1, 2022 through January 31, 2027) consistent with the RFP, prepared by the Village Department of Public Works, Engineering Division, be and is hereby awarded to HealthBarn USA, and the Mayor and Village Clerk are authorized to execute an agreed upon Lease Agreement once same meets all required approvals of the NJDEP New Jersey Green Acres Program, any and all approvals/waivers and requirements by the County of Bergen, release and/or waivers from any and all encumbrances set forth in any deed including, but not limited to, the Deed of Conservation Easement recorded by the Bergen County Clerk on July 28, 2004 and in conformance with any and all State, County and local laws.