

THE CITY of Bayonne stands to collect nearly \$900,000 in taxes annually if the sale of the Bayonne Medical Center goes through.

Hospital's annual taxes: \$886G

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If the proposed sale of the Bayonne Medical Center to a private operator goes through, the city of Bayonne stands to collect nearly \$900,000 annually in taxes.

The newly constituted hospital would begin paying taxes for the first time since it was established as the Bayonne Hospital & Dispensary in 1890, city officials said. The hospital has always been classified as tax exempt because it has operated as nonprofit health care facility.

Assuming the new owners, IJKG LLC, close on the property sometime early next year, city Tax Assessor Joseph Nichols said that they won't get their first tax bill until October — when the city updates all taxable properties. IJKG hasn't challenged being taxed, although it could appeal the city's assessment.

Based on his research, Nichols has assigned a total assessment of all hospital properties at about \$15.6 million — or \$41.3 million in market value — which translates to about \$886,000 in annual city real estate taxes.

"That would easily put the hospital among the city's top 10 taxpayers," Nichols said.

IJKG principals have promised to continue running the hospital as an acute care facility — which they're obligated to do to qualify for a \$2.5 million loan from the New Jersey Health Care Facilities Financing Authority which along with a \$6 million city loan — is designed to help keep them afloat until they get the title to the property.

Nichols gave this breakdown for the hospital properties:

■ The 262,936-square-foot, six-story main hospital building, at 29 East

29th St., is assessed at about \$13.4 million, or about \$35.6 million in market value.

■ The hospital's parking garage, four stories with a basement, at 408-422 Avenue C, is assessed at about \$1.7 million, or \$4.6 million in market value.

■ The one-story Bayonne Medical Foundation building, at 398 Avenue E, is assessed at \$107,400, or \$285,000 in market value.

■ The hospital's 7,400-square-foot financial services building, at 12-16 East 29th St., is assessed at \$324,000, or \$860,000 in market value.

■ And a piece of vacant Avenue E land is assessed at \$35,600, or \$94,000 in market value.

Nichols said the hospital leases its School of Nursing, 69-71 Hook Road, from Delta Storage.