



Legislation Details (With Text)

File #: 23-1724 **Version:** 1 **Name:** SUW K Urban Renewal Resolution of Support
Type: Resolution **Status:** Adopted
File created: 10/26/2023 **In control:** Economic and Housing Development
On agenda: 11/1/2023 **Final action:** 11/1/2023

Title: Dept./ Agency: Economic and Housing Development
Action: Ratifying Authorizing Amending
Type of Service: Resolution of Support
Purpose: To provide support for the submission of an application for tax credits sought by Developer under the Aspire Tax Credit Program to the New Jersey Economic Development Authority.
Entity Name: SUW K Urban Renewal, LLC
Entity Address: 20 West 47th Street, New York, New York 10036
Grant Amount: \$0.00
Total Project Cost: \$0.00
City Contribution: \$0.00
Other Funding Source/Amount: Traditional debt financing and equity funding
Grant Period: Ten (10) years tax credit period, from the project completion date
Contract Basis: Bid State Vendor Prof. Ser. EUS
 Fair & Open No Reportable Contributions RFP RFQ
 Private Sale Grant Sub-recipient n/a
List of Property
(Address/Block/Lot/Ward
430-436 Market Street/Block 176/Lot 1/East Ward
Additional Information:

Sponsors: Council of the Whole

Indexes:

Code sections:

Date	Ver.	Action By	Action	Result
11/1/2023	1	Municipal Council		
11/1/2023	1	Municipal Council		
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(Address/Block/Lot/Ward)

430-436 Market Street/Block 176/Lot 1/East Ward

Additional Information:

WHEREAS, SUW K Urban Renewal LLC (the “Developer”) proposes to construct a new 13-story mixed-use building consisting of 225 affordable housing residential rental units to be rented to tenants at 50% Area Median Income (“AMI”) or less and 2,120 square feet of retail/commercial space on the Property located at 430-436 Market Street, Block 176, Lot 1, in the City of Newark, New Jersey (the “Project”); and

WHEREAS, the Project will help create full-time construction jobs and permanent building service jobs and property management positions; and

WHEREAS, the Project will fully comply with the City of Newark’s Inclusionary Zoning Ordinance, and will include twenty (20%) percent of the units being set aside for on-site affordable housing units; and

WHEREAS, in connection with the financing of the Project, the Developer is applying to the New Jersey Economic Development Authority (the “NJEDA”) for tax credits under the newly created Aspire Tax Credit Program (“Funds”), which was authorized by the New Jersey Economic Recovery Act of 2020 (Sections 54 through 67 of P.L. 2020, c.156 and later amended by Sections 22 through 29 of P.L. 2021 c.160); and

WHEREAS, the NJEDA’s underwriting requirements for the Funds align with the City of Newark’s objectives in multiple ways, including a twenty (20%) percent affordable housing set aside for new construction, the use of prevailing wage and affirmative action protocols in connection with both construction of the Project and post-construction building services, and the need for applicants to enter into a community benefits agreement with the host municipality for projects with a total project cost of \$10 Million or more; and

WHEREAS, pursuant to NJEDA regulations, all applicants for Funds under the Aspire Tax Credit Program are required to obtain a Resolution of Support from the Governing Body of the host municipality; and

WHEREAS, pursuant to NJEDA regulations, the Municipal Council hereby determines that there is a need for this Project in the City of Newark; and

WHEREAS, the Deputy Mayor/Director of the Department of Economic and Housing Development recommends that the Municipal Council support the Developer’s application as it relates to the Funds; and

WHEREAS, pursuant to the requirements of the NJEDA, the Municipal Council, the Governing Body, hereby supports the application submitted by the Developer.

NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF NEWARK, NEW JERSEY, THAT:

1. The Municipal Council supports the Project, construction of a new 13-story mixed-use building consisting of 225 affordable housing residential rental units to be rented to tenants at 50% Area Median Income (“AMI”) or less and 2,120 square feet of retail/commercial space on the Property located at 430-436 Market Street, Block 176, Lot 1, in the City of Newark, New Jersey as proposed by SUW K Urban Renewal LLC, 20 West 47th Street, New York, New York 10036 (the “Developer”) in its application for tax credits under the NJ Aspire Tax Credit Program (“Funds”) to the New Jersey Economic Development Authority (“NJEDA”).
2. The submission of the application and support of the Municipal Council of same is hereby ratified from the date of submission of Developer’s application for the Funds to the date of adoption of this Resolution.
3. The Municipal Council does hereby adopt the within Resolution and supports the application for Funds, pursuant to and in conformity with the NJEDA requirements for the Funds.

STATEMENT

Resolution, wherein the Municipal Council supports SUW K Urban Renewal LLC, 20 West 47th Street, New York, New York 10036, application for tax credits under the NJ Aspire Tax Credit Program submitted to the New Jersey Economic Development Authority (“NJEDA”) for construction of a new 13-story mixed-use building consisting of 225 affordable housing residential rental units to be rented to tenants at 50% Area Median Income (“AMI”) or less and 2,120 square feet of retail/commercial space on the Property located at 430-436 Market Street, Block 176, Lot 1, in the City of Newark, New Jersey and ratifies the within from the date of Developer’s submission of the application to the date of adoption of this Resolution.