



Legislation Details (With Text)

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File created: 7/9/2021 **In control:** Economic and Housing Development

On agenda: 8/4/2021 **Final action:** 8/19/2021

Title: AN ORDINANCE GRANTING A TWENTY-FIVE (25) YEAR TAX ABATEMENT TO FAIRMOUNT COMMONS URBAN RENEWAL ASSOCIATES, L.P., 77 PARK STREET, MONTCLAIR, NEW JERSEY 07042, FOR A PROJECT TO CONSTRUCT TWO (2) NEW BUILDINGS CONSISTING OF A TOTAL OF SIXTY-NINE (69) AFFORDABLE HOUSING RENTAL UNITS, OF WHICH FOUR (4) SHALL BE RENTED TO TENANTS AT 20% AREA MEDIAN INCOME (“AMI”), AT LEAST SEVEN (7) SHALL BE RENTED TO TENANTS AT 30% AMI AND FIFTY-EIGHT (58) SHALL BE RENTED TO TENANTS AT OR BELOW 60% AMI AND ONE (1) SUPERINTENDENT’S UNIT AND GROUND FLOOR EARLY CHILDHOOD EDUCATION SPACE, LOCATED ON REAL PROPERTY COMMONLY KNOWN AS 331-335 SOUTH 11TH STREET AND 381-395 SOUTH ORANGE AVENUE, NEWARK, NEW JERSEY 07103 AND IDENTIFIED ON THE OFFICIAL TAX MAP OF THE CITY OF NEWARK, AS BLOCK 1784, LOTS 6, 7, 8 AND 35. (EAST WARD)

No Action Taken 6PSF-ad (s) 081721

Sponsors: Council of the Whole

Indexes:

Code sections:

Date	Ver.	Action By	Action	Result
8/19/2021	1	Municipal Council	Close on Public Hearing and Adopt	Pass
8/17/2021	1	Municipal Council	No Action Taken	
8/4/2021	1	Municipal Council	Advance and Adopt on First Reading as 6F-	Pass

AN ORDINANCE GRANTING A TWENTY-FIVE (25) YEAR TAX ABATEMENT TO FAIRMOUNT COMMONS URBAN RENEWAL ASSOCIATES, L.P., 77 PARK STREET, MONTCLAIR, NEW JERSEY 07042, FOR A PROJECT TO CONSTRUCT TWO (2) NEW BUILDINGS CONSISTING OF A TOTAL OF SIXTY-NINE (69) AFFORDABLE HOUSING RENTAL UNITS, OF WHICH FOUR (4) SHALL BE RENTED TO TENANTS AT 20% AREA MEDIAN INCOME (“AMI”), AT LEAST SEVEN (7) SHALL BE RENTED TO TENANTS AT 30% AMI AND FIFTY-EIGHT (58) SHALL BE RENTED TO TENANTS AT OR BELOW 60% AMI AND ONE (1) SUPERINTENDENT’S UNIT AND GROUND FLOOR EARLY CHILDHOOD EDUCATION SPACE, LOCATED ON REAL PROPERTY COMMONLY KNOWN AS 331-335 SOUTH 11TH STREET AND 381-395 SOUTH ORANGE AVENUE, NEWARK, NEW JERSEY 07103 AND IDENTIFIED ON THE OFFICIAL TAX MAP OF THE CITY OF NEWARK, AS BLOCK 1784, LOTS 6, 7, 8 AND 35. (EAST WARD)

No Action Taken 6PSF-ad (s) 081721

WHEREAS, Fairmount Commons Urban Renewal Associates, L.P., 77 Park Street, Montclair, New Jersey 07042 (the “Entity”), filed an application with the Mayor of the City of Newark seeking a long term tax abatement under the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. for a twenty-five (25) year term for a project to construct two (2) new buildings consisting of a total of sixty-

nine (69) affordable housing rental units, of which: (i) four (4) shall be rented to tenants at 20% Area Median Income (“AMI”); (ii) at least seven (7) shall be rented to tenants at 30% AMI; and (iii) fifty-eight (58) shall be rented to tenants at or below 60% AMI and one (1) superintendent’s unit (the “Housing Units”), and ground floor early childhood education space, located on real property commonly known as 331-335 South 11th Street and 381-395 South Orange Avenue, Newark, New Jersey 07103 and identified on the Official Tax Map of the City of Newark, as Block 1784, Lots 6, 7, 8 and 35 (collectively, the “Project”); and

WHEREAS, the Mayor of the City of Newark has submitted the application and proposed Financial Agreement to the Municipal Council with his recommendation thereof, a copy of which is annexed hereto; and

WHEREAS, in accordance with Ordinance 6PSF-a adopted on May 4, 2011, Fairmount Commons Urban Renewal Associates, L.P., has filed with the City of Newark a sworn statement that it has not made any contribution in violation of said ordinance; and

WHEREAS, Fairmount Commons Urban Renewal Associates, L.P. will be applying for an allocation of 9% Low Income Housing Tax Credits from New Jersey Housing and Mortgage Finance Agency and will require a Tax Abatement in order to apply for the and be awarded the allocation. Without the Tax Abatement and the Tax Credits, the Project would not be financially feasible in its current state and

WHEREAS, the Department of Economic and Housing Development has determined pursuant to N.J.S.A. 40A:20-11 that the relative benefits of this Project outweigh any costs associated with this tax exemption and that without the tax abatement granted herein, the Project would not be undertaken.

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

1. The application of Fairmount Commons Urban Renewal Associates, L.P., 77 Park Street, Montclair, New Jersey 07042, for the development, maintenance and operation of the Project described in the application is hereby approved in accordance with the recommendation of the Mayor of the City of Newark for a project to construct two (2) new buildings consisting of a total of sixty-nine (69) affordable housing rental units, of which: (i) four (4) shall be rented to tenants at 20% Area Median Income (“AMI”); (ii) at least seven (7) shall be rented to tenants at 30% AMI; and (iii) fifty-eight (58) shall be rented to tenants at or below 60% AMI and one (1) superintendent’s unit, and ground floor early childhood education space, located on real property commonly known as 331-335 South 11th Street and 381-395 South Orange Avenue, Newark, New Jersey 07103 and identified on the Official Tax Map of the City of Newark, as Block 1784, Lots 6, 7, 8 and 35.

2. The abatement from taxation on improvements is hereby granted to the Entity for a period of twenty-five (25) years pursuant to N.J.S.A. 40A:20-12, and only so long as the Entity is subject to and complies with the proposed Financial Agreement and the Long Term Tax Exemption Law, as amended and supplemented.

3. The Mayor of the City of Newark is hereby authorized to execute, on the City’s behalf, the Financial Agreement in the form attached hereto.

4. The Deputy Mayor/Director of the Department of Economic Housing and Development shall file an executed copy of the Financial Agreement authorized by this ordinance in the Office of City Clerk.

5. The Project, when completed, will conform with all State laws and ordinances of the City of Newark relating to its construction and use.

6. The Affirmative Action Program now on file in the Office of the City Clerk is declared to be a material condition of the Financial Agreement authorized by this ordinance.

7. The Entity shall in the operation of the Project comply with all laws so that no person shall be subject to any discrimination because of race, religious principles, color, national origin, or ancestry.

8. The Entity shall file an employment report (herein described below) with the Office of Affirmative Action who shall forthwith after receiving the report send a copy thereof to the City Clerk and the Office of Affirmative Action shall forthwith investigate the matters contained therein and report its findings to the Municipal Council.

9. The annual service charge shall be based on 6% - 15% of Annual Gross Revenues as set forth more fully within the Financial Agreement.

10. The Entity shall pay the minimum annual service charge, as calculated pursuant to N.J.S.A. 40A:20-12(b)(2)(e) and the Financial Agreement, in each year in which the annual service charge, as provided in paragraph 9 above, would be less than the minimum annual service charge.

11. The following occurrences and requirements are express conditions of the granting of this tax abatement, to be performed by the Entity and the failure to comply with these requirements will result in the cancellation of the tax abatement:

a. The Entity shall not, without prior consent of the Municipal Council, sell, lease, assign, encumber, subordinate, convey, mortgage or transfer all, or any part of the Project, so as to sever, disconnect or divide the improvements from the land embraced within the Project;

b. The Entity shall concomitantly, with the submission of the annual report required of it by N.J.S.A. 40A:20-9(d), attach an employment report under oath, with particulars, stating the manner and the extent to which it has complied with 11(b) above. This employment report shall be filed with the Director of the Department of Finance, the City Clerk, and the Deputy Mayor/Director of the Department of Economic and Housing Development;

c. The Entity shall pay all outstanding taxes and all outstanding water and sewer charges within thirty (30) days of the adoption of this ordinance;

d. The Entity shall submit to the City a copy of its formation documents, as approved by the Department of Community Affairs and filed with the Secretary of State;

e. The Entity shall receive a favorable review and certification from the appropriate City departments and agencies, pursuant to City Ordinance 6S&Fb, adopted on October 21, 1992, as amended.

12. That in any year that the Entity shall fail to make four (4) consecutive land tax payments when due and owing in the manner defined in N.J.S.A. 40A:20-12(b)(2)(e), such delinquency shall render the Entity ineligible for any land tax credits against the annual service charge.

13. The Entity understands and agrees that the revenue projections set forth in the application are estimates and that the actual payments in lieu of taxes to be paid by the Entity to the City shall be determined pursuant to the Financial Agreement to be executed between the Entity and the City of Newark.

14. To the extent of any inconsistency with any prior City ordinance and/or Municipal Code provision governing the granting of long-term tax exemptions, including, inter alia, procedures for application, review and approval, required terms of the financial agreement, required conditions and covenants, limits on duration, means of enforcement, and all other matters whatsoever, such prior City ordinances and/or Municipal Code provisions are hereby waived, but only with respect to this ordinance.

15. Within ten (10) calendar days following the later of the effective date of this Ordinance or the execution of the Financial Agreement by the Entity, the Office of the City Clerk shall transmit a certified copy of the Ordinance and Financial Agreement to the Chief Financial Officer of the County and to the County Counsel for informational purposes.

16. This Ordinance shall take effect upon final passage and publication in accordance with the laws of the State of New Jersey.

STATEMENT

This Ordinance grants a long term tax abatement to Fairmount Commons Urban Renewal Associates, L.P., 77 Park Street, Montclair, New Jersey 07042 pursuant to the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq., for a twenty-five (25) year term for a project to construct two (2) new buildings consisting of a total of sixty-nine (69) affordable housing rental units, of which: (i) four (4) shall be rented to tenants at 20% Area Median Income (“AMI”); (ii) at least seven (7) shall be rented to tenants at 30% AMI; and (iii) fifty-eight (58) shall be rented to tenants at or below 60% AMI and one (1) superintendent’s unit and ground floor early childhood education space, located on real property commonly known as 331-335 South 11th Street and 381-395 South Orange Avenue, Newark, New Jersey 07103 and identified on the Official Tax Map of the City of Newark, as Block 1784, Lots 6, 7, 8 and 35. (East Ward)