



Legislation Details (With Text)

**File #:** 22-1596      **Version:** 1      **Name:** Resolution Endorsing the NJPAC's Transformative Project  
**Type:** Resolution      **Status:** Adopted  
**File created:** 10/27/2022      **In control:** Economic and Housing Development  
**On agenda:** 11/2/2022      **Final action:** 11/2/2022

**Title:** Dept/ Agency: Economic and Housing Development  
Action: ( ) Ratifying (X) Authorizing ( ) Amending  
Type of Service: Resolution Endorsing  
Purpose: Support of the New Jersey Performing Arts Center's (NJPAC) Transformative Project  
Additional Information:  
RESOLUTION OF THE MUNICIPAL COUNCIL OF THE CITY OF NEWARK SUPPORTING THE NEW JERSEY PERFORMING ARTS CENTER PROJECT AND REQUESTNG THAT THE NEW JERSEY ECONOMIC DEVELOPMENT AGENCY CONSIDER THE PROJECT TO BE A TRANSFORMATIVE PROJECT, PURSUANT TO THE ASPIRE PROGRAM.

**Sponsors:** Council of the Whole

**Indexes:**

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Date	Ver.	Action By	Action	Result
11/2/2022	1	Municipal Council	Adopt	Pass

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**WHEREAS**, the New Jersey Performing Arts Center (the "NJPAC") is the largest not for profit cultural center in the State of New Jersey; and

**WHEREAS**, NJPAC intends to undertake a project within the City of Newark (the "City") consisting of the following components: (i) Lot A Residential and Commercial Development; (ii) Cooperman Center; (iii) Chambers Plaza; (iv) NJPAC Improvements; and (v) Infrastructure Improvements (collectively referred to herein as the "Project"), each of which is further described below and in Exhibit A attached hereto; and

**WHEREAS**, the Lot A Residential and Commercial Development shall consist of a high-rise tower, a mid-rise building and fifteen (15) low-rise homeownership units, totaling three hundred fifty (350) resident units, seventy (70) of which shall be affordable housing units in accordance with the City's Inclusionary and Zoning Ordinance 6PSF-b, adopted on October 4, 2017, as amended and supplemented, 9,300 square feet of office space and 13,300 square feet of ground floor retail space;

and

**WHEREAS**, Cooperman Center shall consist of a new 53,000 square foot facility that includes a one hundred ninety-nine (199) seat studio theater for education initiatives and free community events, a suite of professional rehearsal studios, twelve (12) multi-purpose classrooms, a children's arts reading room and office space for NJPAC arts education staff; and

**WHEREAS**, Chambers Plaza shall consist of the rehabilitation of the NJPAC's front lawn into a four-season urban public park that is connected to the network of parks in the City's downtown and will host events such as outdoor concerts, film screenings, vendor marketplaces, ice skating rink, festivals, heritage celebrations, tabling events, holiday festivities, farmers markets, job fairs, galas and wellness events; and

**WHEREAS**, the NJPAC Improvements shall consist of major renovations to NJPAC's main building including without limitation, theater seat replacements, decorative floor replacements, loading dock expansion and reorientation to accommodate extended Mulberry Street and future residential development, kitchen renovations to support expanded event business, event space renovations and rehabilitation of the Center for Arts Education (24 Rector Street) rehabilitation; and

**WHEREAS**, the Infrastructure Improvements shall consist of upgrades to the City's utility infrastructure including without limitation, a new network of streets, sidewalks and open spaces accessible to the public, including an extension of Mulberry Street, relocation of a seventy-two (72) inch water-main and the expansion of the network of high and low pressure water, sewer, gas and electrical services for the Project; and

**WHEREAS**, the NJPAC is currently working on plans for additional development, upon the completion of the Project, including additional residential, office, retail and hotel uses; and

**WHEREAS**, in order to help fund the Project, NJPAC intends to apply to the New Jersey Economic Development Authority ("NJEDA") for tax credits under the Aspire Program.

**WHEREAS**, NJPAC is requesting the City's support for the Project as a "transformative project" in accordance with the Aspire Program.

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

1. The City hereby supports the Project and determines that it shall be a benefit to the City as it increases the City's housing stock, including much needed affordable housing, provides additional investment in art, entertainment, cultural and educational facilities and programs, creates local employment and business opportunities and provides infrastructure improvements within the City.
2. The City hereby requests that the NJEDA deem the Project as a "transformative project" pursuant to the Aspire Program.
3. This Resolution shall take effect immediately.

**STATEMENT**

This Resolution provides the City's support for the New Jersey Performing Arts Center Project

and requests that the New Jersey Economic Development Agency consider it to be a transformative project in pursuant to the Aspire Program.