



# City of Newark

City Hall  
920 Broad Street  
Newark, New Jersey 07102

## Legislation Text

File #: 22-1243, Version: 1

**Dept./ Agency:** Economic and Housing Development

**Action:** ( ) Ratifying (X) Authorizing ( ) Amending

**Type of Service:** Waiving 20 day period for an Ordinance to take effect

**Purpose:** This Resolution seeks to authorize an emergency be declared to exist, for Ordinance 6PSF-d(s), which authorizes the execution of an Agreement for the Sale and Redevelopment of Land between the City of Newark and the Newark Museum Association, 49 Washington Street, Newark, New Jersey 07102, for the redevelopment, sale and transfer of the City of Newark properties identified on the Official Tax Map of the City of Newark, as Block 34, Lots 9, 10, 11, and 12 and Block 35, Lot 29 and 30, for a project to construct a mixed-use arts, retail, and residential development to be known as Museum Parc ("Museum Parc"), to become effective once adopted by the Municipal Council after Public Hearing, Second Reading and Final Passage, in accordance with N.J.S.A. 40:69A-181(b). This is due to the exigent need for the Museum Parc Project to meet the New Jersey Housing and Mortgage Finance Agency's 9% Tax Credits application deadline of August 31, 2022, and to address the need for affordable housing in the City of Newark.

**Ordinance No(s):**

Ordinance 6F-g(s), adopted on First Reading by the Municipal Council on August 16, 2022.

Ordinance 6PSF-d(s) is scheduled for a Public Hearing, Second Reading and Final Passage on August 30, 2022, subject to the Municipal Council's vote to pass this Resolution.

**Additional Information:**

**WHEREAS**, the Newark Museum Association, 49 Washington Street, Newark, New Jersey 07102, filed an application with the Mayor of the City of Newark seeking to enter into an agreement for the Redevelopment, Sale and Transfer of the City of Newark properties identified on the Official Tax Map of the City of Newark as Block 34, Lots 9, 10, 11, and 12 and Block 35, Lots 29 and 30, for a project to construct a mixed-use arts, retail, and residential development, which consists of approximately two hundred fifty-one (251) residential units, twenty (20%) percent of which are anticipated to be affordable rental units and a new "mews" street, connecting Washington Street and University Avenue through the Museum's Sculpture Garden and non-residential spaces, which will include Museum specific improvements, such as gallery space, education space, administration space, retail space, dining facilities and other Museum-related enhancements, to be included within a low rise, building on the corner of Central Avenue and Washington Street and a mid-rise building on Central Avenue, that will include new Museum facilities and a Gallery within the new residential/retail building to be constructed (the "Museum Parc Project"); and

**WHEREAS**, the above Application was advanced and adopted on First Reading by the Municipal Council at its August 16, 2022 Meeting through Ordinance 6F-g(s), and is scheduled for a Public Hearing, Second Reading and Final Passage, as Ordinance 6PSF-d(s) on August 30, 2022; and

**WHEREAS**, the Newark Museum Association, is submitting an application to the New Jersey Housing and Mortgage Finance Agency (the "NJHMFA") to receive 9% tax credits (the "Tax Credits")

towards the Museum Parc Project, which application has an August 31, 2022 deadline; and

**WHEREAS**, in order for the Newark Museum Association, to meet the August 31, 2022 NJHMFA application deadline for 9% tax credits and the Museum Parc Project to receive the points awarded for municipal support, the Redevelopment Agreement must be effective prior to the August 31, 2022 application deadline; and

**WHEREAS**, there is an exigent need for the Redevelopment Agreement to take immediate effect so that the Museum Parc Project can meet the August 31, 2022 NJHMFA Tax Credit application deadline; and

**WHEREAS**, the Museum Parc Project is essential to address affordable housing in the City of Newark; and

**WHEREAS**, N.J.S.A. 40:69A-181(b) authorizes a Governing Body to adopt a Resolution declaring an emergency and authorizing that an Ordinance take immediate effect, so long as at least two-thirds of all the members of the Governing Body vote in favor of such Resolution; and

**WHEREAS**, the Municipal Council recognizes the exigent need for this Redevelopment Agreement to take immediate effect so that the Museum Parc Project can meet the August 31, 2022 NJHMFA Tax Credit application deadline and to address the need for affordable housing in the City of Newark; and

**WHEREAS**, the Municipal Council has determined that it is therefore necessary and appropriate to adopt this Resolution, pursuant to N.J.S.A. 40:69A-181(b) declaring an emergency and determining that Ordinance 6PSF-d(s) if adopted on August 30, 2022, shall take immediate effect upon the Mayor's signature and publication.

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

1. For the reasons set forth herein and the important public policies enunciated, an emergency is hereby declared to exist and Ordinance 6PSF-d(s), which authorizes the execution of an Agreement for the Sale and Redevelopment of Land between the City of Newark and the Newark Museum Association, 49 Washington Street, Newark, New Jersey 07102 for the redevelopment, sale and transfer of the City of Newark properties identified on the Official Tax Map of the City of Newark, as Block 34, Lots 9, 10, 11, and 12 and Block 35, Lot 29 and 30, to become effective, once adopted by the Municipal Council after Public Hearing, Second Reading and Final Passage, in accordance with N.J.S.A. 40:69A-181(b). This is due to the exigent need for the Museum Parc Project to meet the New Jersey Housing and Mortgage Finance Agency's 9% Tax Credits application deadline of August 31, 2022 and to address the need for affordable housing in the City of Newark.

#### **STATEMENT**

This Resolution hereby authorizes an emergency be declared to exist, and Ordinance 6PSF-d(s), authorizing the execution of an Agreement for the Sale and Redevelopment of Land between the City of Newark and the Newark Museum Association, 49 Washington Street, Newark, New Jersey 07102, for the redevelopment, sale and transfer of the City of Newark properties identified on the Official Tax Map of the City of Newark, as Block 34, Lots 9, 10, 11, and 12 and Block 35, Lots 29 and 30, to become effective, once adopted by the Municipal Council after Public Hearing, Second Reading and Final Passage, in accordance with N.J.S.A. 40:69A-181(b). This is due to the exigent need for the Project to meet the New Jersey Housing and Mortgage Finance Agency's 9% Tax Credits application deadline of August 31, 2022

and to address the need for affordable housing in the City of Newark.