



# City of Newark

City Hall  
920 Broad Street  
Newark, New Jersey 07102

## Legislation Text

File #: 23-1724, Version: 1

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

**Action:** ( ) Ratifying (X) 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 47<sup>th</sup> 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 (X) n/a

### List of Property

**(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 47<sup>th</sup> 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 47<sup>th</sup> 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.