



Legislation Text

File #: 24-0468, Version: 1

Dept./ Agency: Economic and Housing Development

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

Type of Service: Resolution of Support

Purpose: To provide for the submission of an application for tax credits sought by Developer under the NJ Aspire Tax Credit Program to the New Jersey Economic Development Authority.

Entity Name: South Ward Alliance, a NJ Non-profit Corporation

Entity Address: 59 Lincoln Park, Newark, New Jersey 07102

Grant Amount: \$0.00

Total Project Cost: \$46,000,000.00

City Contribution: \$0.00

Other Funding Source/Amount: Traditional debt financing and equity funding

Grant Period:

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)

479-481 Clinton Avenue/Block 2685/Lot 30/Additional Lot 31/South Ward

483 Clinton Avenue/Block 2685/Lot 32/South Ward

485 Clinton Avenue/Block 2685/Lot 33/South Ward

652 Bergen Street/Block 2685/Lot 34/South Ward

648-650 Bergen Street/Block 2685/Lot 35/South Ward

Additional Information:

WHEREAS, South Ward Alliance, A NJ Nonprofit Corporation (“Developer”) proposes to construct a medical/office building, which will include prenatal through toddler health services, a full service federally subsidized health care center and a YMCA wellness center at the properties located at 479-481 Clinton Avenue, 483 Clinton Avenue, 485 Clinton Avenue, 652 Bergen Street and 648-650 Bergen Street, in the City of Newark, New Jersey (“Project”) and commonly known as Block 2685, Lots 30, 31, 32, 33, 34 and 35 on the official tax map of the City of Newark; and

WHEREAS, the Project will assist in the preservation of medical care and promotes the advancement of greater welfare of existing residents of the City of Newark; and

WHEREAS, in connection with the financing of the Project, the Developer is applying to the New Jersey Economic Development Authority (“NJEDA”) for tax credits under the Aspire Tax Credit Program (“Funds”), which was authorized by the New Jersey Economic Recovery Act of 2020 (Section 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 meeting minimum environmental and sustainability standards, 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 of the City of Newark 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 Newark Municipal Council support the Developer's application as it relates to the Funds; and

WHEREAS, pursuant to the requirements of the NJEDA, the Newark Municipal Council, the Governing Body of the City, 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 Newark Municipal Council ("Municipal Council") supports the Project, construction of a medical/office building, which will include prenatal through toddler health services, a full service federally subsidized health care center and a YMCA wellness center at the properties located at 479-481 Clinton Avenue, 483 Clinton Avenue, 485 Clinton Avenue, 652 Bergen Street and 648-650 Bergen Street, in the City of Newark, New Jersey ("Project") and commonly known as Block 2685, Lots 30, 31, 32, 33, 34 and 35 on the official tax map of the City of Newark, as proposed by South Ward Alliance, a NJ Nonprofit Corporation, 59 Lincoln Park, Newark, New Jersey 07102 ("Developer") in its application for tax credits under the NJ Aspire Tax Credit Program ("Funds") being submitted by the Developer to the New Jersey Economic Development Authority ("NJEDA").
- 2) The submission of the application and support of the Municipal Council of the 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 hereby affirms the requirement of a Community Benefits Agreement in accordance with N.J.S.A. 34:1B-328.f and that the requirement must be met within the time required at N.J.A.C. 19:31-23A.8(e)4.
- 4) The Municipal Council does hereby adopt the within Resolution and supports the application, pursuant to and in conformity with the NJEDA requirements for the Funds.

STATEMENT

Resolution, wherein the Newark Municipal Council supports South Ward Alliance's, a NJ Nonprofit Corporation, 59 Lincoln Park, Newark, New Jersey 07102 ("Developer"), application for tax credits under the NJ Aspire Tax Credit Program being submitted to the New Jersey Economic Development Authority ("NJEDA") and ratifies the within from the date of Developer's submission of the application for the funds to the date of adoption of this Resolution.