



Legislation Text

File #: 20-1028, Version: 1

AN ORDINANCE GRANTING A THIRTY (30) YEAR TAX ABATEMENT TO TERRELL REDEVELOPMENT PARTNERS URBAN RENEWAL, LP, OF ONE PARKER PLAZA, FORT LEE, NEW JERSEY 07024, FOR A PROJECT TO CONSTRUCT A NEW FIVE (5) STORY BUILDING CONSISTING OF SIXTY-NINE (69) AFFORDABLE, AGE-RESTRICTED RENTAL UNITS COMPRISED OF FIFTY-FOUR (54) UNITS RESTRICTED TO 80% OF AREA MEDIAN INCOME ("AMI"), FOURTEEN (14) UNITS RESTRICTED TO 30% OF AMI, AND ONE (1) SUPERINTENDENT'S UNIT, INCLUDING A SET ASIDE OF EIGHTEEN (18) UNITS DEDICATED TO PERMANENT, SUPPORTIVE HOUSING FOR PERSONS WITH PHYSICAL DISABILITIES, ON REAL PROPERTY AT 59-97 CHAPEL STREET (INFORMALLY, 35 RIVERVIEW COURT), NEWARK, NEW JERSEY 07105, IDENTIFIED ON THE OFFICIAL TAX MAP OF THE CITY OF NEWARK, AS BLOCK 2442, LOT 1.02 UPON PERFECTION OF THE PLANNING BOARD'S AUGUST 17, 2020 MINOR SUBDIVISION APPROVAL.

PUBLIC HEARING TO BE HELD ON SEPTEMBER 22, 2020

WHEREAS, Terrell Redevelopment Partners Urban Renewal, LP, having an address at One Parker Plaza, Fort Lee, New Jersey 07024, filed an application with the Mayor seeking a long term tax abatement pursuant to the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq. for a thirty (30) year term for a project to construct a new five (5) story building consisting of sixty-nine (69) affordable, age-restricted rental units comprised of fifty-four (54) units restricted to 80% of AMI, fourteen (14) units restricted to 30% of AMI, and one (1) superintendent's unit, including a set aside of eighteen (18) units dedicated to permanent, supportive housing for persons with physical disabilities, on real property situated at 59-97 Chapel Street, (informally 35 Riverview Court), Newark, New Jersey 07105, and to be identified on the Official Tax Map of the City of Newark, as Block 2442, Lot 1.02 upon perfection of the Central Planning Board's August 17, 2020 minor subdivision approval (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 October 4, 2017, Terrell Redevelopment Partners Urban Renewal, LP, has filed with the City of Newark (the "City") a sworn statement that it has not made any contribution in violation of said Ordinance; 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 Terrell Redevelopment Partners Urban Renewal, LP, having an address of One Parker Plaza, Fort Lee, New Jersey 07024 (the "Entity"), for the development, maintenance, and operation of the Project described in the application is hereby approved in accordance with the recommendation of the Mayor for a Project to construct a new five (5) story building consisting of sixty-nine (69) affordable, age-restricted rental units comprised of fifty-four (54) units restricted to 80% of AMI, fourteen (14) units restricted to 30% of AMI, and one (1) superintendent's unit, including a set aside of eighteen (18) units dedicated to permanent, supportive housing for persons with physical disabilities, on real property situated at 59-97 Chapel Street (informally 35 Riverview Court), Newark, New Jersey 07105, and to be identified on the Official Tax Map of the City of Newark, as Block 2442, Lot 1.02 upon perfection of the Central Planning Board's August 17, 2020 minor subdivision approval.
2. The abatement from taxation on land and improvements is hereby granted to the Entity for a period of thirty (30) 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 and directed to enter into and execute, on the City's behalf, the Financial Agreement in the form attached hereto.
4. The Deputy Mayor/Director of the Department of Economic and Housing Development shall file an executed copy of the Financial Agreement authorized by this Ordinance in the Office of the City Clerk.
5. The Project, when completed, shall 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 after receiving the report send a copy thereof to the City Clerk, and the Office of Affirmative Action shall investigate the matters contained therein and report its findings to the Municipal Council.
9. The Annual Service Charge shall be based on 6.00% of Annual Gross Revenues generated from the Project for years one (1) through fifteen (15), and 7.00% of Annual Gross Revenues for years sixteen (16) through thirty (30) as further set forth in 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; and
 - (b) The Entity, pursuant to the Revised City Ordinance 10:24-1 et seq., as amended, shall be deemed to agree that it will in good faith assist the City of Newark in its goal of having 50% of all new jobs arising out of the businesses conducted on the Project site after the issuance of the Certificate of Occupancy and during the continuation of the tax exemption, dedicated to Newark residents, of which 25% of such all new employees shall be minority residents; and
 - (c) 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; and
 - (d) The Entity shall pay all outstanding taxes and all outstanding water and sewer charges within thirty (30) days of the adoption of this ordinance; and
 - (e) The Entity shall submit to the City a copy of its formation documents, as approved by the Department of Community Affairs, and as filed with the Secretary of State; and
 - (f) The Entity shall receive a favorable review and certification from the appropriate City departments and agencies, pursuant to City Ordinance 6S&F-d, adopted on October 21, 1992, as amended.
12. It is expressly understood and agreed upon by the Entity that the Financial Agreement shall not become effective, unless it is awarded 9% Tax Credits from the State of New Jersey, New Jersey Housing and Mortgage Financing Agency.
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 Terrell Redevelopment Partners Urban Renewal, LP, having an address of One Parker Plaza, Fort Lee, New Jersey 07024, for a thirty (30) year term for a Project to construct a new five (5) story building consisting of sixty-nine (69) affordable, age-restricted rental units comprised of fifty-four (54) units restricted to 80% of AMI, fourteen (14) units restricted to 30% of AMI, and one (1) superintendent's unit, including a set aside of eighteen (18) units dedicated to permanent, supportive housing for persons with physical disabilities, on real property situated at 59-97 Chapel Street (informally 35 Riverview Court), Newark, New Jersey 07105 and to be identified on the Official Tax Map of the City of Newark, as Block 2442, Lot 1.02 upon perfection of the Central Planning Board's August 17, 2020 minor subdivision approval.