Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

http://www.bloomfieldtwpnj.com

Meeting: 12/02/13 07:00 PM

2013 RESOLUTION AGREEMENTS

RESOLUTION OF NEED OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF BLOOMFIELD, COUNTY OF ESSEX, STATE OF NEW JERSEY RELATIVE TO THE PROPOSED REDEVELOPMENT OF BLOCK 311, LOT 13 BY HERITAGE VILLAGE AT BLOOMFIELD, L.L.C.

WHEREAS, Heritage Village at Bloomfield, LLC (hereinafter referred to as the "Sponsor") proposes to construct an 82 unit affordable senior housing project, Heritage Village at Bloomfield (hereinafter referred to as the "Project") pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1 et seq., and all applicable guidelines (the foregoing hereinafter referred to as the "HMFA Requirements") within the municipality of Bloomfield (hereinafter referred to as the "Municipality") on a site described as Lot 13, Block 311 as shown on the Official Assessment Map of the Township of Bloomfield , Essex County and commonly known as 390 Franklin Street; and

WHEREAS, the sponsor was previously known as Heritage Village at Bloomfield Urban Renewal LLC, but has recently changed its name and removed the Urban Renewal designation;

WHEREAS, a tax abatement was previously granted to this project by the Municipal Council pursuant to the Long Term Tax Exemption Law;

WHEREAS, due to new financing for the project the Long Term Tax Exemption Law no longer applies, thereby requiring a new Tax Abatement pursuant to the HMFA Requirements;

WHEREAS, the Project will be subject to the HMFA Requirements and the mortgage and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "Agency"); and

WHEREAS, pursuant to the HMFA Requirements, the governing body of the

APPROVED AS TO FORM AND PROCEDURE
ON BASIS OF FACTS SET FORTH

_____
Director of Law – Township Attorney

Municipality hereby determines that there is a need for this housing project in the Municipality; and

    WHEREAS, the Sponsor has presented to the Municipal Council a revenue projection for the Project which sets forth the anticipated revenue to be received by the Sponsor from the operation of the Project as estimated by the Sponsor and the Agency, a copy of which is attached hereto and made a part hereof as Exhibit A.

    NOW, THEREFORE, BE IT RESOLVED, by the Council of the Township of Bloomfield (the "Council") that:

    (1)   The Council finds and determines that the proposed Project will meet or meets an existing housing need;

    (2)   The Council does hereby adopt the within Resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in the conformity with the   provisions of the HMFA Requirements with the intent and purpose that the Agency   shall rely thereon in making a mortgage loan to the Sponsor, which shall construct,   own and operate the Project; and

    (3)   The Council does hereby adopt the within Resolution with the further intent and purpose that from the date of execution of the Agency mortgage, the proposed Project, including both the land and improvements thereon, will be exempt from real property taxation as provided in the HMFA Requirements, provided that payments in lieu of taxes for municipal services supplied to the Project are made to the municipality in such amounts and manner set forth in the Agreement for Payments in Lieu of Taxes attached hereto as Exhibit "B"; and

    (4)   The Council hereby authorizes and directs the Mayor of the Township of Bloomfield to execute, on behalf of the municipality, the Agreement for Payments in Lieu of Taxes in substantially the form annexed hereto as Exhibit "B"; and

    (5)   The Council understands and agrees that the revenue projections set forth in Exhibit "A" are estimates and that the actual payments in lieu of taxes to be paid by the Sponsor to the municipality shall be determined pursuant to the Agreement for Payments in Lieu of Taxes executed between the Sponsor and municipality.

EXHIBIT "A"
ESTIMATED REAL ESTATE TAX CALCULATION
FOR TAX ABATEMENT

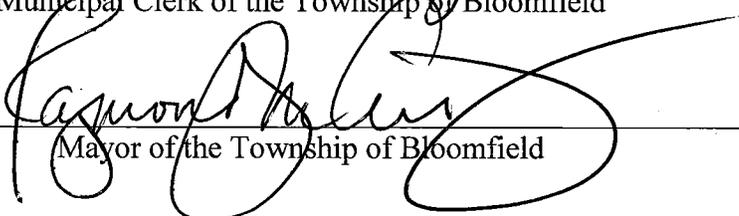|	
Gross Rents:	$732,864
Less Vacancy	$ -51,300
Less Project Utilities	$ -83,000
Gross Sheltered Rents	$598,564
X Rate	5.0%
= Real Estate Taxes	$ 29,928

Note: Above figures are current estimates only and subject to change. Final tax amount will be based on actual rents received, less actual vacancy and project paid utility expenses.

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I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Township of Bloomfield at a meeting of said Township Council held on December 02, 2013.

_____
Municipal Clerk of the Township of Bloomfield

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Mayor of the Township of Bloomfield

✓ Vote Record - Resolution 3138		Yes/Aye	No/Nay	Abstain	Absent
☑ Adopted					
☐ Adopted as Amended					
☐ Defeated	Elias N. Chalet	☑	☐	☐	☐
☐ Withdrawn	Nicholas Joanow	☑	☐	☐	☐
☐ Tabled					
☐ Approved	Carlos Bernard	☑	☐	☐	☐
☐ Approved by Consensus	Michael J. Venezia	☑	☐	☐	☐
☐ Not Discussed					
☐ Tabled with No Vote	Peggy O'Boyle Dunigan	☑	☐	☐	☐
☐ Discussed	Bernard Hamilton	☑	☐	☐	☐
☐ Veto by Mayor					
☐ Approved No Vote	Raymond J. McCarthy	☑	☐	☐	☐