ORDINANCE OF THE CITY OF BAYONNE, COUNTY OF HUDSON
APPROVING A FINANCIAL AGREEMENT BY AND BETWEEN THE CITY OF
BAYONNE AND LOFTS ON AVENUE E URBAN RENEWAL ENTITY I, LLC
FOR THE PROPERTY LOCATED AT 306-322 AVENUE E, WHICH PROPERTY
IS IDENTIFIED AS BLOCK 440, LOTS 3.01 AND 4 AS SHOWN ON THE
OFFICIAL TAX MAP OF THE CITY OF BAYONNE

WHEREAS, the City of Bayonne, in the County of Hudson, New Jersey (the “City”), a
public body corporate and politic of the State of New Jersey (the “State”), is
authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the
“Redevelopment Law”), to determine whether certain parcels of land within the City
constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

WHEREAS, the Municipal Council of the City (the “Municipal Council”) adopted 98-
02-04-040, which designated the entire City of Bayonne as an area in need of
rehabilitation in accordance with the provisions of N.J.S.A. 40A:12A-14 of the
Redevelopment Law; and

WHEREAS, the Rehabilitation Area is located within the St. Joseph’s Redevelopment
Area (the “Redevelopment Area”); and

WHEREAS, on July 19, 2017, the Municipal Council adopted Ordinance O-17-33
approving the redevelopment plan entitled “City of Bayonne: St. Joseph’s
Redevelopment Plan, Block 191, Lot 5.02, Block 440, Lots 3, 4, 5, Hudson County, NJ”
as amended by such ordinance (and as same may be further amended from time to time,
the “Redevelopment Plan”) for the Redevelopment Area; and

WHEREAS, on October 17, 2018 LOFTS ON AVENUE E URBAN RENEWAL
ENTITY I, LLC was designated redeveloper of the Property known as 306-322 Avenue
E, Block 440, Lots 3.01 and 4 by Resolution of this Municipal Council; and

WHEREAS, LOFTS ON AVENUE E URBAN RENEWAL ENTITY I, LLC proposes to construct a new, residential development, comprised of two six story buildings
with associated facilities, including parking and amenities with approximately 67 units,
together with related site improvements as required by the Redevelopment Plan; and

WHEREAS, LOFTS ON AVENUE E URBAN RENEWAL ENTITY I, LLC has
applied to the City Council for tax exemption pursuant to the New Jersey Long Term Tax
Exemption Law, N.J.S.A. 40A:20-1 et seq. (the “Exemption Law”) with respect to the
Project; and

WHEREAS, the City Council finds that the requested tax exemptions will benefit the
City and its inhabitants by furthering the redevelopment of the property which had
remained underutilized and in disrepair for many years, and that the benefits would substantially outweigh the costs, if any, associated with the tax exemptions; and

WHEREAS, the City Council further finds that the requested tax exemptions are important to the City and that without the incentive of the tax exemptions, it is unlikely that the Project will be undertaken; and

WHEREAS, as part of its application for a tax exemption, LOFTS ON AVENUE E URBAN RENEWAL ENTITY I, LLC has submitted a form of Financial Agreement (the “Financial Agreement”) providing for payments in lieu of taxes, a copy of which is attached to this Ordinance; and

WHEREAS, LOFTS ON AVENUE E URBAN RENEWAL ENTITY I, LLC has presented to this body certain financial information, copies of which are attached as exhibits to this Ordinance; and

WHEREAS, the City Council deems it to be in the best interest of the City to pass an Ordinance authorizing the City to enter into the proposed Financial Agreement with LOFTS ON AVENUE E URBAN RENEWAL ENTITY I, LLC on the terms and conditions stated in the applicable form of Financial Agreement attached to this Ordinance;

NOW THEREFORE, be it Ordained that the City Council of the City of Bayonne does hereby adopt the tax exemptions for LOFTS ON AVENUE E URBAN RENEWAL ENTITY I, LLC as follows:

Section 1. The development of the Project is hereby approved for the grant of a tax exemption under the Exemption Law by virtue of, pursuant to and in conformity with the provisions of the Exemption Law.

Section 2. The Mayor is hereby authorized to execute the Financial Agreement with LOFTS ON AVENUE E URBAN RENEWAL ENTITY I, LLC in substantially the form attached hereto and subject to any further review, analysis or modifications that counsel may deem appropriate.

Section 3. During the term of the tax exemption with respect to LOFTS ON AVENUE E URBAN RENEWAL ENTITY I, LLC there shall be paid to the City in lieu of any taxes to be paid on the improvements of the Project, an annual service charge determined as provided in the Financial Agreement.

Section 4. Legal Counsel is authorized to prepare, and the Mayor is hereby authorized to execute any additional documents that may be necessary to implement and carry out the intent of the Financial Agreement.

JFC/jc