**CITY OF NEW BRUNSWICK**

HEARING NOTICE: The following Ordinance No. **O-082601** was introduced at a Regular Meeting of the New Brunswick City Council on **August 5, 2026** and was read for the first time. This ordinance will be further considered for final passage by the New Brunswick City Council at the New Brunswick City Hall Council Chambers located at City Hall- 78 Bayard Street, New Brunswick, New Jersey at a meeting beginning at **5:00 P.M. on August 19, 2026** or at any time and place to which such meeting may be adjourned. All persons interested will be given the opportunity to be heard concerning such ordinance.

**AN ORDINANCE TO APPROVE A LONG TERM TAX EXEMPTION AND FINANCIAL AGREEMENT BETWEEN THE CITY OF NEW BRUNSWICK AND AST NB 1 URBAN RENEWAL, LLC**

**FOR: NEW OFFICE BUILDING FOR MIDDLESEX COUNTY**

BLOCK 144, LOTS 14.01, 16, 17, 18, 19, 20.01, 37, 38, 39, 40, 41, 42, 43 AND 44

The purpose of this Ordinance is to approve a long-term tax exemption and financial agreement between the City of New Brunswick and AST NB 1 Urban Renewal, LLC.

Leslie R. Zeledon, Municipal Clerk

**AN ORDINANCE TO APPROVE A LONG-TERM TAX EXEMPTION AND FINANCIAL AGREEMENT BETWEEN THE CITY OF NEW BRUNSWICK AND AST NB 1 URBAN RENEWAL, LLC**

**BE IT ORDAINED** by the New Brunswick City Council as follows:

**SECTION I**

City Council finds and determines as follows:

(A) AST NB 1 Urban Renewal, LLC (the "Entity") is the owner of a Project within the City of New Brunswick's Urban Enterprise Zone.

(B) The aforesaid property, situated on the northwest portion of Block 144 bounded with frontages on New Street to the north and Redmond Street to the southwest, shall be the site of an Urban Renewal Project being undertaken by the Entity, with the current Block and Lot of the property being:

**BLOCK 144 LOTS 14.01, 16, 17, 18, 19, 20.01, 37, 38, 39, 40, 41, 42, 43 and 44; and**

with the future Block and Lot of the property being:

**BLOCK 144 LOT 14.04; and**

on the Official Tax Maps of the City for purposes of development of a new office building for the County of Middlesex.

(C) The Entity shall be authorized to do business as an urban renewal entity under the laws of New Jersey pursuant to the provisions of the long-term tax exemption law, *N.J.S.A. 40A:20-1, et seq.* for the development of the project.

(D) The City Council of the City of New Brunswick has determined that the development of the project will result in the provision of new offices spaces and high-quality jobs that will benefit the City and

its residents when compared to the cost of the tax abatement and that the abatement approved herein is essential to the project which would not be feasible without the tax abatement approved by this Ordinance.

## SECTION II

## APPROVAL OF EXEMPTION FROM TAXATION

An exemption from taxation as set forth in the Application is hereby approved and granted to the Entity with respect to the Project in accordance with the terms set forth in the Financial Agreement; provided that in no event shall the term of the Financial Agreement exceed the earlier of thirty-five (35) years from the date of execution thereof or (ii) to the extent permitted by the LTTE Law, thirty (30) years from the Entity's receipt of a Certificate of Occupancy (as defined in the Financial Agreement) for the Project and only so long as the Entity remains subject to and in compliance with the Financial Agreement and the LTTE Law and any other agreement related to the Project or the Property; and provided, further, that in no event shall the resulting property tax obligation in each year the property tax exemption is in effect, when combined with the Annual Service Charge as defined in the Financial Agreement, be less than the amount of the Land Taxes (as defined in the Financial Agreement) prior to redevelopment.

## SECTION III

## EXECUTION OF FINANCIAL AGREEMENT AUTHORIZED

(a) The Mayor, in consultation with legal counsel to the City, is hereby authorized and directed to execute the Financial Agreement subject to additions, deletions, modifications, or revisions deemed necessary and appropriate in consultation with counsel, and any other agreements necessary to effectuate the Financial Agreement.

(b) The Clerk of the City is hereby authorized and directed, upon the execution of the Financial Agreement in accordance with the terms of Section III (a) hereof, to attest to the signature of the Mayor upon such document and is hereby further authorized and directed to affix the corporate seal of the City upon such document.

(c) Within thirty (30) days of its execution, the City Clerk shall file certified copies of this ordinance and the executed Financial Agreement with the Tax Assessor of the City and shall forward a certified copy of this Ordinance and the executed Financial Agreement to the Director of the Division of Local Government Services within the New Jersey Department of Community Affairs in accordance with Section 12 of the LTTE Law.

(d) The executed copy of the Financial Agreement shall be filed with the Office of the City Clerk.

## SECTION IV

## ENTITY OBLIGATIONS

(a) The Project shall conform with all Federal and State laws and ordinances and regulations of the City relating to its construction and use.

(b) The Entity shall, in the operation of the Project, require compliance with all laws so that no person because of race, religious principles, color, national origin or ancestry, will be subject to discrimination.

(c) The Entity shall, from the time that the Annual Service Charge becomes effective, pay the Annual Service Charge as set forth in the Financial Agreement.

(d) The Entity may become the fee owner of the property prior to or during the term of the Financial Agreement addressed by this ordinance.

## SECTION V

**SEVERABILITY:**

If any section, part of any section, or clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the remaining provisions of this Ordinance, and each section and subsection thereof, irrespective of the fact that anyone or more of the subsections, sentences, clauses or phrases may be declared unconstitutional or invalid.

## SECTION VI

## ACTION REGARDING FINANCIAL AGREEMENT

The Mayor is hereby authorized and directed to determine all matters and terms in connection with the Financial Agreement, all in consultation with the counsel to the City, and the manual or facsimile signature of the Mayor upon any documents shall be conclusive as to all such determinations. The Mayor, the Chief Financial Officer, the City Clerk and any other City official, officer or professional, including but not limited to, redevelopment counsel, bond counsel, the financial advisor and the auditor to the City, are each hereby authorized and directed to execute and deliver such documents as are necessary to facilitate the transactions contemplated hereby, and to take such actions or refrain from such actions as are necessary to facilitate the transactions contemplated hereby, in consultation with, as applicable, redevelopment counsel, bond counsel, the financial advisor and the auditor to the City, and any and all actions taken heretofore with respect to the transactions contemplated hereby are hereby ratified and confirmed.

## SECTION VII

**REPEALER:**

All ordinances inconsistent with the provisions of this Ordinance are repealed to the extent of such inconsistency.

## SECTION VIII

**EFFECTIVE DATE:**

This Ordinance shall become effective twenty (20) days following final adoption and publication as required by law.

**O-082601**

ADOPTED ON FIRST READING:
DATED: AUGUST 5, 2026
COUNCIL PRESIDENT MANUEL J. CASTAÑEDA

POSTED: AUGUST 10, 2026

**CITY OF NEW BRUNSWICK**

HEARING NOTICE: The following Ordinance No. **O-082602** was introduced at a Regular Meeting of the New Brunswick City Council on **August 5, 2026** and was read for the first time. This ordinance will be further considered for final passage by the New Brunswick City Council at the New Brunswick City Hall Council Chambers located at City Hall- 78 Bayard Street, New Brunswick, New Jersey at a meeting beginning at **5:00 P.M. on August 19, 2026** or at any time and place to which such meeting may be adjourned. All persons interested will be given the opportunity to be heard concerning such ordinance.

**AN ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE CITY OF NEW BRUNSWICK, TITLE 10, VEHICLES AND TRAFFIC, CHAPTER 10.20 – HANDICAPPED PARKING, SECTION 10.20.010 – SCHEDULE 39 – PARKING ZONES FOR HANDICAPPED PERSONS**

ADD: 290 REDMOND STREET, 2ND FLOOR

The purpose of this Ordinance is to amend Schedule 39 in the Revised General Ordinances of the City of New Brunswick under Title 10, Vehicles and Traffic, adding one (1) residential handicap parking zone.

Leslie R. Zeledon, Municipal Clerk

**AN ORDINANCE TO AMEND AND SUPPLEMENT THE REVISED GENERAL ORDINANCES OF THE CITY OF NEW BRUNSWICK TITLE 10, VEHICLES AND TRAFFIC**

**BE IT ORDAINED** by the New Brunswick City Council, as follows:

**SECTION I**

Title 10, Chapter 10.20, Section 10.20.010 - Schedule 39, **"Parking Zones for Handicapped Persons"** is hereby amended to **ADD** the following:

| **STREET** | **SIDE** | **LOCATION** |
|---|---|---|
| 290 Redmond Street, 2nd Floor (Placard No. P3192810) | Southeast | Beginning at a point 160 feet from the southeasterly curbline of Joyce Kilmer Avenue and extending to a point 23 feet west thereof. |

**SECTION II**

**SEVERABILITY:**

If any subsection, paragraph or provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, such finding shall not affect the remaining provisions hereof which shall remain in full force and effect.

## SECTION III

**REPEALER:**

All ordinances inconsistent with the provisions of this Ordinance are repealed to the extent of such inconsistency.

## SECTION IV

**EFFECTIVE DATE:**

This Ordinance shall become effective twenty (20) days following final adoption and publication as required by law.

ADOPTED ON FIRST READING:
DATED: AUGUST 5, 2026
COUNCIL PRESIDENT MANUEL J. CASTAÑEDA

POSTED: AUGUST 10, 2026