



Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

<http://www.bloomfieldtnpj.com>

Meeting: 12/12/16 07:30 PM

2016 RESOLUTION APPROVAL

RESOLUTION OF THE TOWNSHIP OF BLOOMFIELD, IN THE COUNTY OF ESSEX DESIGNATING A JOINT VENTURE CONSISTING OF KRE GROUP AND JMF PROPERTY GROUP AS THE CONDITIONAL REDEVELOPER OF A PORTION OF THE BLOOMFIELD CENTER REDEVELOPMENT AREA

WHEREAS, by resolution duly adopted on December 18, 2000, the Township of Bloomfield (the "Township") designated a portion of the Township, consisting of the properties then identified as Block 220, Lot 40, Block 225, Lots 1 and 9, Block 227, Lots 1, 3, 5, 6, 8, 9, 10, 11, 12, 13, 15, 16, 17, 19, 20, 22, 24, 26, 30, 31, 32 and 35, Block 228, Lots 1, 4, 5, 7, 8, 10, 11, 13, 14, 15, 16, 17, 18, 19, 21, 24, 27, 28, 29, 30, 31, 33 and 35, and Block 243, Lots 1, 3, 4, 5, 6, 7, 8, 10, 11, 13, 15, 17, 18 and 20 on the Township's tax map (collectively, the "Redevelopment Area"), as an area in need of redevelopment pursuant to the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* (the "Redevelopment Law"); and

WHEREAS, by ordinance finally adopted on December 15, 2008, the Township approved and adopted a Redevelopment Plan for the redevelopment of the Redevelopment Area (the "Redevelopment Plan"); and

WHEREAS, KRE Group and JMF Property Group (collectively, "JMF") proposes to redevelop the portion of the Redevelopment Area known as Block 227, Lot 26 on the Township's tax map (the "Project Area"); and

WHEREAS, the Township of Bloomfield Parking Authority owns the Project Area; and

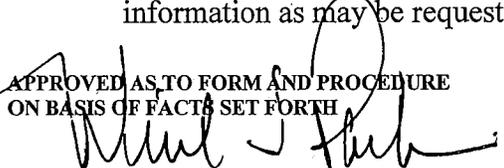
WHEREAS, the Township now desires to designate JMF as the conditional redeveloper of the Project Area, in furtherance of entering into a formal redevelopment agreement with JMF, with said preliminary negotiations to include the receipt and review of additional project specific information from JMF as may be requested.

NOW, THEREFORE, BE AND IT IS HEREBY RESOLVED by the Mayor and Council of Township of Bloomfield, in the County of Essex and the State of New Jersey, as follows:

Section 1. JMF is hereby conditionally designated as the redeveloper of the Project Area and has, at the sole and exclusive discretion of the Township, the option to enter into preliminary negotiations for a redevelopment agreement with the Township in connection with the Project Area.

Section 2. The within designation is hereby made for a limited period of one hundred eighty (180) days, and is further contingent upon JMF providing any additional project related information as may be requested by the Township.

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



DIRECTOR OF LAW-TOWNSHIP ATTORNEY

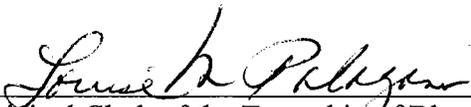
Section 3. The within designation is further contingent upon JMF agreeing to reimburse the Township for any and all costs associated with the Township's review of said additional material and any efforts involved in designating JMF as the conditional redeveloper of the Project Area and negotiating a formal redevelopment agreement between the Township and JMF. Said costs shall include, but not be limited to, the cost of any and all professional consultants retained by the Township to review said materials and/or assist the Township in negotiations of a formal redevelopment agreement, including such costs incurred prior to the date of adoption of this resolution.

Section 4. The Mayor is hereby authorized to execute an Interim Costs Agreement by and between the Township and JMF, in substantially the same form as that on file with the Township Clerk, along with such additions, deletions or modifications as the Mayor may deem necessary, after consultation with counsel.

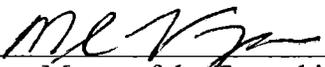
Section 5. This resolution shall take effect immediately.

* * * * *

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 12, 2016.



 Municipal Clerk of the Township of Bloomfield



 Mayor of the Township of Bloomfield

✓ Vote Record - Resolution						
		Yes/Aye	No/Nay	Abstain	Absent	
<input type="checkbox"/> Adopt	Elias N. Chalet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Deny	Nicholas Joanow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Withdrawn	Carlos Bernard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Table	Wartyna Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Not Discussed	Joseph Lopez	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/> First Reading	Carlos Pomares	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Table with no Vote	Michael J. Venezia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Approve						
<input type="checkbox"/> Veto by Mayor						
<input type="checkbox"/> Discussion						
<input type="checkbox"/> Defeated						
<input type="checkbox"/> Discussion No Vote						