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Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

<http://www.bloomfieldtwpnj.com>

Meeting: 06/17/13 07:00 PM

2013 RESOLUTION AGREEMENTS

AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE A REDEVELOPMENT AGREEMENT WITH AN ENTITY TO BE FORMED, MCP BLOOMFIELD URBAN RENEWAL, LLC, FOR A REDEVELOPMENT PROJECT CONSISTING OF UP TO 140 RESIDENTIAL UNITS AND UP TO 40,000 SF OF RETAIL SPACE ("PROJECT").

WHEREAS, the Township of Bloomfield is a political subdivision of the State of New Jersey, located in the County of Essex; and

WHEREAS, by resolution adopted on January 19, 2010, the Township Council of the Township of Bloomfield (the "Township Council") designated the properties known as Block 243, Lots 13, 25, 27, 28, 30, 31, 32, 37 and 38 on the Township's Tax Map (the "Redevelopment Area") as an area in need of redevelopment to be known as the "Block 243 Redevelopment Area", in accordance with the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et. seq.* (the "Redevelopment Law"); and

WHEREAS, the Township caused the preparation of a redevelopment plan for the redevelopment of the Redevelopment Area; and

WHEREAS, the redevelopment plan, known as the "Block 243 Redevelopment Plan" (as such plan may be amended from time to time, the "Redevelopment Plan") was originally prepared on behalf of the Bloomfield Planning Board (the "Board") and recommended by the Board by resolution on June 26, 2012; and

WHEREAS, on August 13, 2012 the Township Council adopted Ordinance No. 1947 approving and adopting the Redevelopment Plan; and

WHEREAS, on September 17, 2012, the Township designated M.C.P. Bloomfield Joint Venture, LLC as the redeveloper for the Redevelopment Area: and

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

[Handwritten signature]
Director of Law, Township of Bloomfield

WHEREAS, M.C.P. Bloomfield Joint Ventures, LLC intends to form MCP Bloomfield Urban Renewal, LLC, a limited liability company of the State of New Jersey, having its offices at 4 Brighton Road, Clifton, New Jersey 07012 (the "Redeveloper") in order to implement the development, design, financing and construction of the Project ; and

WHEREAS, the qualifications and conceptual proposal submitted by Redeveloper have been reviewed by the Township Council and, subject to the terms and conditions as set forth in the Redevelopment Agreement and further approvals, substantially further the Township's goals for redevelopment; and

WHEREAS, the Township and Redeveloper desire to fully and thoroughly address the terms and conditions of the development of the Redevelopment Area by Redeveloper; and

WHEREAS, the Township and Redeveloper acknowledge that the mutual promises contained in the Redevelopment Agreement are good and valuable consideration for the binding execution and delivery of the Redevelopment Agreement by the Parties; and

WHEREAS, the Redeveloper has demonstrated its qualifications to serve as the redeveloper Redevelopment Area in accordance with the Local Housing and Redevelopment Law, N.J.S.A. 40A:12A-1 et seq. in connection with the clearance, planning, replanning, development and redevelopment of the area; and

WHEREAS, based on its review of the Redeveloper's proposal and presentations made by representatives of the Redeveloper, the Township determined that the Redeveloper has the professional experience and financial capabilities to carry out the redevelopment of the Redevelopment Area.

NOW, THEREFORE, BE IT RESOLVED, BY THE MUNICIPAL COUNCIL OF THE TOWNSHIP OF BLOOMFIELD THAT:

Section 1. The Mayor or his designee is hereby authorized, upon satisfaction of all the legal conditions precedent to execute the Redevelopment Agreement in substantially the form attached hereto, with such changes, insertions and omissions thereto as to the Mayor, after consultation with counsel, deems necessary or desirable for the execution thereof.

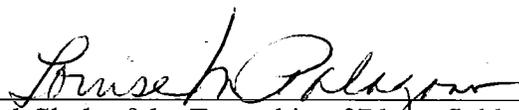
Section 2. The Redevelopment Agreement shall be filed with the City Clerk.

Section 4. This resolution does not require the expenditure of municipal funds.

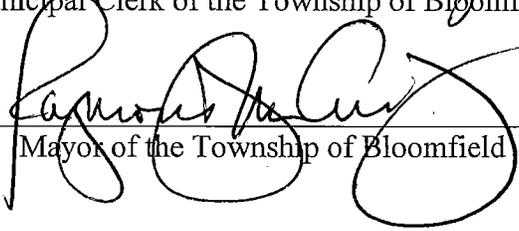
Section 5. This resolution shall take effect immediately.

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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 June 17, 2013.



 Municipal Clerk of the Township of Bloomfield



 Mayor of the Township of Bloomfield

✓ Vote Record - Resolution 2786						
		Yes/Aye	No/Nay	Abstain	Absent	
<input checked="" type="checkbox"/> Adopted						
<input type="checkbox"/> Adopted as Amended						
<input type="checkbox"/> Defeated						
<input type="checkbox"/> Withdrawn						
<input type="checkbox"/> Tabled						
<input type="checkbox"/> Approved						
<input type="checkbox"/> Approved by Consensus						
<input type="checkbox"/> Not Discussed						
<input type="checkbox"/> Tabled with No Vote						
<input type="checkbox"/> Discussed						
<input type="checkbox"/> Veto by Mayor						
<input type="checkbox"/> Approved No Vote						
	Elias Chalet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Nicholas Joanow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Carlos Bernard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Michael Venezia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Peggy O'Boyle Dunigan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Bernard Hamilton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Raymond McCarthy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	