

**RESOLUTION OF THE CITY OF GLOUCESTER CITY**

**County of Camden, State of New Jersey**

**#R 094 - 2023**

**RESOLUTION OF THE CITY OF GLOUCESTER CITY, CAMDEN COUNTY  
APPOINTING CATALYST DEVELOPMENT PARTNERS, LLC AS CONDITIONAL  
REDEVELOPER AND AUTHORIZING EXECUTION OF A MEMORANDUM OF  
UNDERSTANDING**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the "Redevelopment Law"), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of rehabilitation or redevelopment; and

**WHEREAS**, by way of Resolution 105-97, adopted on April 3, 1997, the Mayor and Council of the City of Gloucester City (the "City Council") formally declared Blocks 100.01, 101, 102, 104, 105, 107, 110, 111, 112.01, 113, 114, 115, 116.01, 119, 120, 120.01, 120.02, 120.03, 121, 122, 124, 126, 126.01, and 127, and portions of the abutting and adjoining streets an area in need of redevelopment (the "Redevelopment Area") pursuant to the Redevelopment Law; and

**WHEREAS**, pursuant to its plans for the revitalization of the City of Gloucester City, the City Council adopted Ordinances #O17-2004, #O16-2006, and #O13-2010 (the "Redevelopment Plan") setting forth plans for the development, redevelopment, and rehabilitation of the Redevelopment Area; and

**WHEREAS**, the property identified on the City's Official Tax Map as:

Block 101, Lot 1 (inclusive of Lot 1.01), Block 112.01, Lot 1, Block 120.02, Lot 1 (inclusive of Lot 1.01), Block 120.03, Lot 2, Block 124, Lot 3 (inclusive of Lot 2), Block 126, Lots 1 (inclusive of Block 126.01, Lots 1 and 1.01) 2, 3, 4, Block 126.01, Lot 6, and Block 127, Lots 1, 1 Q B01, 1 Q B02, 1.01

Block 110, Lot 2 (inclusive of Lots 7, 7.01, 8, 9, 14, 16, and 17) (AmSpec Site)

Block 110, Lot 3.02 (Vanguard Vinyl Site)

Block 110, Lot 2.01 (inclusive of Lots 3, 3.01, 4, 5, 6, 15, 20) (Gloucester Point Site)

Block 110, Lot 10 (inclusive of Lots 1, 11, 12, 13, 18, 19), Block 120, Lot 1 (inclusive of Lots 4, 5, 6) (Gloucester Titanium Site)

Block 111, Lot 1, Block 116.01, Lots 14.01 (inclusive of Lots 14, 15, 61, 62, 63, 64, 65, 66, 67), 16 (inclusive of Lot 17), 18, 19 (inclusive of Lots 20, 21, 22, 23, 24, 25, 26, 27, 28), Block 120.01, Lots 2, 3 (GAF Site)

Block 120, Lot 2 (Organic Diversion)

collectively (the "Property") is located within the Redevelopment Area; and

**WHEREAS**, the City has been in discussion with Catalyst Development Partners, LLC (the "Conditional Redeveloper") regarding the rehabilitation and redevelopment of the Property; and

**WHEREAS**, Conditional Redeveloper has presented its rehabilitation and redevelopment concepts to the City, and the City and Conditional Redeveloper desire that the Property be rehabilitated and redeveloped in accordance with the Redevelopment Plan and any amendments thereto; and

**WHEREAS**, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented, provides for a process for redevelopment entities to enter into agreements with redevelopers to carry out and effectuate the terms of a redevelopment plan; and

**WHEREAS**, the City and Conditional Redeveloper intend to commence exclusive negotiations toward the formulation of various agreements to develop the Property in accordance with the requirements of the Redevelopment Plan and any amendments thereto; and

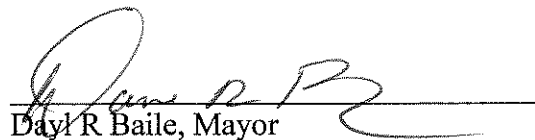
**WHEREAS**, in such event, the City desires to designate Catalyst Development Partners, LLC as Conditional Redeveloper in order to negotiate with Conditional Redeveloper for a period of one hundred and eighty (180) days in an effort to agree upon such agreements for the rehabilitation and redevelopment of the Property; and

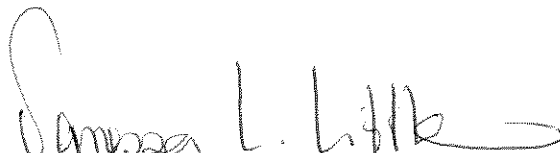
**WHEREAS**, the City and Conditional Redeveloper desire to memorialize, in writing, their agreement under a non-binding Memorandum of Understanding that evidences the Parties' statement of intent.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the City of Gloucester City, County of Camden, State of New Jersey as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. That Catalyst Development Partners, LLC is hereby designated as "Conditional Redeveloper" for the Property and the Mayor and City Clerk are hereby authorized to execute a Memorandum of Understanding between the City and Conditional Redeveloper evidencing the Parties' agreement to conduct exclusive negotiations toward the formulation of various agreements for the redevelopment of the Property.
3. This Resolution shall take effect immediately.

Adopted by the Mayor and Common Council of Gloucester City, this 24<sup>th</sup> day in April, 2023.

  
Dayl R. Baile, Mayor

  
Vanessa L. Little, City Clerk