

RESOLUTION OF THE CITY OF GLOUCESTER CITY
County of Camden, State of New Jersey
#R//~~2~~2016

**AUTHORIZING AN EXCLUSIVE NEGOTIATION AGREEMENT FOR BLOCK 270,
LOT 12, BY AND BETWEEN THE CITY OF GLOUCESTER AND LAZGOR, LLC**

WHEREAS, the City of Gloucester City ("City") authorized a Redevelopment Study and Preliminary Investigation Report dated by way of Resolution #R 205-2015 on September 8, 2015, concerning Block 270, Lot 12 at the request of Lazgor, L.L.C. ("Lazgor"); and

WHEREAS, the study, presently being undertaken by Environmental Resolutions, Inc., pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) ("LRHL"), wherein the Planning Board of the City shall consider whether to recommend that the aforementioned property is in need of redevelopment; and

WHEREAS, the City may, predicated upon the recommendation of the Planning Board of the City, designate Block 270, Lot 12, as an Area In Need of Redevelopment and subsequently adopt an Ordinance which includes a viable Redevelopment Plan for Block 270, Lot 12; and

WHEREAS, Block 270, Lot 12 is an existing vacant parcel owned by the New Jersey Department of Transportation located at the intersection of Market Street (County Route 634) and Walnut Avenue and includes a paper street, owned by the City of Gloucester City, known as Birch Avenue; and

WHEREAS, for purposes of the aforementioned Agreement, upon the actions set forth therein and acquisition of the subject parcel by Lazgor from the New Jersey Department of Transportation the subject parcel shall be hereinafter referred to as either the ("Project Area") or ("Redevelopment Properties"); and

WHEREAS, Lazgor, upon satisfaction of the conditions set forth in the Exclusive Negotiation Agreement, is interested in rehabilitating, reconstructing and/or constructing the Redevelopment Property into a unique Commercial Redevelopment Revitalization Project (the "Development"); and

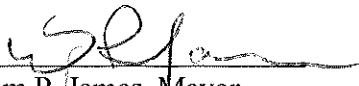
WHEREAS, Lazgor desires to explore the feasibility of acquiring an interest in the potential Redevelopment Property for the purpose of constructing and operating the Development (the "Project"); and

WHEREAS, the City and the Developer (each, a "Party" and jointly, the "Parties") desire to jointly explore the feasibility of the Project and negotiate an agreement or agreements to provide for the Project (a "Redevelopment Agreement"); and


WHEREAS, the primary purpose of this Agreement, upon fulfillment of certain terms and conditions, is to establish a period during which the Parties shall negotiate the terms of a Redevelopment Agreement; and

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

1. The provisions of the **WHEREAS** clauses set forth above are incorporated herein by reference and made a part hereof.
2. The Mayor is hereby authorized to execute the Exclusive Negotiation Agreement between the City and Lazgor in a form approved by the City Solicitor. The Agreement shall be on file for inspection in the Office of the City Clerk.


William P. James, Mayor

Passed by the Mayor and Common Council of the City of Gloucester this 19 day of May, 2016.


Kathleen M. Jentsch, City Clerk