

RESOLUTION OF THE CITY OF GLOUCESTER CITY

County of Camden, State of New Jersey

#R 237 - 2021

**RESOLUTION AUTHORIZING EXECUTION OF A REDEVELOPMENT AGREEMENT
WITH EDMUND E. ANYZEK FOR BLOCK 193, LOT 3, INCLUSIVE OF LOT 4 AND
EXECUTION OF THE FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT**

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

WHEREAS, in order to stimulate redevelopment, the Mayor and Common Council of the City of Gloucester City (the "City Council"), by Resolution 238-2019, designated Block 193, Lot 3, inclusive of lot 4 (the "Property" or "Project Site") within the City a "condemnation Area in Need of Redevelopment" in accordance with the LRHL (the "Redevelopment Area"); and

WHEREAS, the "Redevelopment 804 Essex Street Block 193, Lot 3, Gloucester City, Camden County, New Jersey" (the "Redevelopment Plan"), which sets forth, inter alia, the plans for redevelopment of the Project Site, was adopted by Ordinance 18-2019 on November 26, 2019; and

WHEREAS, N.J.S.A. 40A:12A-8(f) of the LRHL authorizes the City of Gloucester City (the "City") to arrange or contract with a redeveloper for the planning, construction and/or undertaking of any project or redevelopment work in an area designated as an "Area in Need of Redevelopment;" and

WHEREAS, Edmund E. Anyzek (the "Redeveloper") proposed to undertake the planning, design, and construction of certain improvements (the "Project Improvements") on the Property to include a residential structure; and

WHEREAS, the City and Redeveloper engaged in such negotiations and the City Council determined that it was in the best interests of the City to enter into a Redevelopment Agreement with Redeveloper for the construction of the Project Improvements (the "Project"); and

WHEREAS, on May 21, 2021, the City and Redeveloper consummated the sale of the Property pursuant to Ordinance 07-2021 (the "Closing"); and

WHEREAS, contemporaneously with the Closing, the City and Redeveloper executed a Redevelopment Agreement for the Project; and

WHEREAS, on August 3, 2021, Redeveloper, through its counsel, requested a 90-day extension of time to complete repairs to the façade of the Property pursuant to Paragraph 2(g)(iii) of the Redevelopment Agreement (the "Façade Repair"); and

WHEREAS, the City and Redeveloper engaged in such negotiations and the City Council determined that it was in the best interest of the City to allow Redeveloper additional time to complete the Façade Repair; and

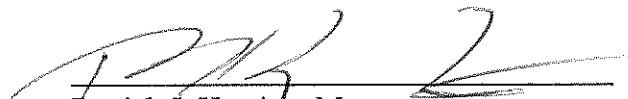
WHEREAS, Redeveloper shall have until November 17, 2021 to complete the Façade Repair.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Gloucester City, as follows:


1. The City of Gloucester City does hereby authorize the execution of the Redevelopment Agreement (the "Redevelopment Agreement") with the Redeveloper *nunc pro tunc* to May 21, 2021.

2. The City of Gloucester City does hereby authorize the Mayor, City Administrator, and/or City Clerk, as may be required, to execute the First Amendment to the Redevelopment Agreement (the "Amendment") and any other documents necessary to effectuate the purpose of the Amendment, the form of which documents are conditioned upon final review and approval of the City Redevelopment Council.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.


Patrick J. Keating, Mayor

Adopted by the Mayor and Common Council of Gloucester City this 28th day of October, 2021.


Vanessa L. Parent, City Clerk