

**RESOLUTION OF THE CITY OF GLOUCESTER CITY**  
**County of Camden, State of New Jersey**  
**#R 208 - 2020**

**RESOLUTION OF THE CITY OF GLOUCESTER CITY, CAMDEN COUNTY**  
**AUTHORIZING EXECUTION OF A SITE ACCESS AGREEMENT WITH THE**  
**CONDITIONAL REDEVELOPER OF BLOCK 48, LOT 2.01**

**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 091-96, adopted on April 4, 1996, the Mayor and Council of the City of Gloucester City (the "City Council") formally declared Block 48, Lots 2, 2.01 and 4, formerly known as Block 48, Lots 2 and 4, 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 a redevelopment plan for the Redevelopment Area entitled "Coast Guard Redevelopment Area Plan" dated March 1996 (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 48, Lot 2.01 (the "Property") is located within the Redevelopment Area; and

**WHEREAS**, by way of Resolution 173-2020, adopted on September 24, 2020, the City Council appointed Capodagli Property Company, LLC ("CPC") as Conditional Redeveloper of the Property; and

**WHEREAS**, the Redevelopment Law 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**, CPC, its agents, consultants and contractors will require access to the Property for the purpose of conducting its due diligence;

**WHEREAS**, the City and CPC have agreed to enter into a Site Access Agreement for the purpose of establishing the rights and responsibilities of each party;

**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.

1. That the City Council does hereby ratify the execution of the Site Access Agreement ("Agreement") between the City of Gloucester City and Capodagli Property Company, LLC, *nunc pro tunc* to October 28, 2020;


2. The terms of such Agreement shall permit Capodagli Property Company, LLC, its agents, consultants and contractors access to Block 48, Lot 2.01 (the "Property") for the purpose of conducting due diligence in furtherance of the proposed redevelopment of the Property;

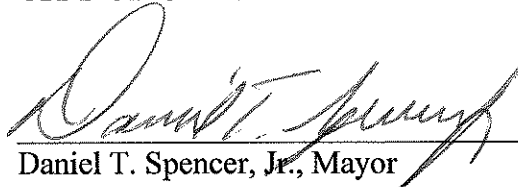
3. That the City Council does hereby authorize the Mayor and/or City Administrator to execute the Site Access Agreement and the same are designated as the authorized persons to act on behalf of the City in connection therewith;

3. This Resolution shall take effect immediately.

**ATTEST:**

**CITY OF GLOUCESTER CITY**

  
\_\_\_\_\_  
Vanessa L. Parent, City Clerk

  
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Daniel T. Spencer, Jr., Mayor

**CERTIFICATION**

I, VANESSA L. PARENT, City Clerk, of the City of Gloucester City, do hereby certify that the foregoing resolution was duly adopted by the Municipal Council of the City of Gloucester City at a public meeting held on the 2<sup>nd</sup> day of November, 2020, a quorum being present and voting in the majority.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 2<sup>nd</sup> day of November, 2020.

  
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APPROVED:  \_\_\_\_\_