

**BOROUGH OF HIGHLAND PARK  
NO. 9-20-246**

**RESOLUTION OF THE MUNICIPAL COUNCIL OF THE  
BOROUGH OF HIGHLAND PARK AUTHORIZING A  
PROFESSIONAL SERVICES CONTRACT WITH LOONEY  
RICKS KISS TO PREPARE A REDEVELOPMENT PLAN  
FOR CERTAIN PROPERTIES OF THE DOWNTOWN CORE  
COMMONLY KNOWN AS TRACTS A, C AND D OF THE  
BOROUGH OF HIGHLAND PARK AND TO PREPARE  
CERTAIN AMENDMENTS TO THE EXISTING DOWNTOWN  
REDEVELOPMENT PLAN FOR CERTAIN PROPERTIES  
OF THE DOWNTOWN CORE COMMONLY KNOWN AS  
TRACT B OF THE BOROUGH OF HIGHLAND PARK**

**WHEREAS**, the Borough of Highland Park, a public body corporate and politic of the State of New Jersey (the "**Borough**") is authorized pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "**Redevelopment Law**") to determine whether certain parcels of land within the Borough constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

**WHEREAS**, on June 1, 2005, the Borough Council adopted an ordinance (the "**2005 Ordinance**") designating certain property along the central downtown corridor of Raritan Avenue as an "area in need of redevelopment", which area includes the property commonly known as Block 13, Lots 6 & 9, Block 22, Lots 4, 6.01, 32.01 & 33.01 and Block 173, Lots 43, 46, 47, 48 & 49 on the tax map of the Borough; and

**WHEREAS**, on September 13, 2005, the Borough Council adopted an ordinance adopting the "Highland Park Downtown Redevelopment Plan" dated September 13, 2005 and prepared by Wallace Roberts & Todd, LLC for the property commonly known as Block 13, Lots 6 & 9 on the tax map of the Borough ("**Tract B**"); and

**WHEREAS**, on December 20, 2016, the Borough Council adopted an ordinance (the "**2016 Ordinance**") designating the entire Borough an "area in need of rehabilitation", which area includes the property commonly known as Block 158, Lots 20, 21, 22, 23, 24, 25, 26, 42, 47, 50 & 51, Block 162, Lots 36, 37 & 38 and Block 173, Lot 20 on the tax map of the Borough; and

**WHEREAS**, on April 21, 2020, the Borough Council adopted an ordinance (the "**2020 Ordinance**") designating the property commonly known as Block 174, Lots 41, 42, 44 & 45 on the tax map of the Borough as an "area in need of redevelopment with the power of eminent domain"; and

**WHEREAS**, pursuant to *N.J.S.A. 40A:12A-4*, the Borough has been designated the "redevelopment entity" (as such term is defined at *N.J.S.A. 40A:12A-3*) for the properties described herein to exercise the powers contained in the Redevelopment Law to facilitate the redevelopment of the Borough's downtown core; and

**WHEREAS**, the Borough is in need of a redevelopment plan (the “**Redevelopment Plan**”) for the properties of the downtown core commonly known as: (1) Block 173, Lots 41, 42, 43, 44, 45, 46, 47, 48, 49 & and a portion of Lot 20 on the tax map of the Borough (“**Tract A**”); (2) Block 22, Lots 4, 6.01, 32.01 & 33.01 on the tax map of the Borough (“**Tract C**”); and (3) Block 158, Lots 20, 21, 22, 23, 24, 25, 26, 42, 50, 51 & a portion of Lot 47 and Block 162, Lots 36, 37 & 38 on the tax map of the Borough (“**Tract D**”), all of which have been designated as a portion of either an area in need of rehabilitation and/or an area in need of redevelopment pursuant to either the 2005 Ordinance, the 2016 Ordinance, or the 2020 Ordinance; and

**WHEREAS**, the Borough is also in need of certain amendments to the existing Highland Park Downtown Redevelopment Plan for Tract B specifically; and

**WHEREAS**, the Borough has a need for professional planning services for the preparation of the Redevelopment Plan for Tracts A, C and D (the “**Phase One Professional Planning Services**”), the preparation of amendments to the existing Highland Park Downtown Redevelopment Plan for Tract B specifically (the “**Phase Two Professional Services**”), and for the coordination and facilitation of stakeholder meetings to build public support for the Redevelopment Plan and the amendments to the existing Highland Park Downtown Redevelopment Plan (the “**Phase Three Professional Planning Services**”, and, together with the Phase One and Phase Two Professional Planning Services, the “**Professional Planning Services**”) to advance the Borough’s Economic Revitalization and Redevelopment Strategy for the downtown core; and

**WHEREAS**, Looney Ricks Kiss (“**LRK**”) provided the Borough with a proposal dated August 28, 2020 attached hereto as *Exhibit A* (the “**Proposal**”) setting forth the manner and costs of performing the Professional Planning Services, a copy of which is on file with the Borough; and

**WHEREAS**, the Borough wishes to enter into an agreement with LRK for a term to expire either within one (1) year after the effective date of such agreement, or upon the completion of the Professional Planning Services, whichever is earlier, and for a contract amount not to exceed Sixty Five Thousand Dollars (\$65,000.00) for the Phase One Professional Planning Services, Eighty Five Hundred Dollars (\$8,500.00) for the Phase Two Professional Planning Services, and Ten Thousand Dollars (\$10,000.00) for the Phase Three Professional Planning Services, to be paid in accordance with the hourly rates set forth in the Proposal; and

**WHEREAS**, the Borough hereby certifies that it has funds available to compensate LRK for the Professional Planning Services; and

**WHEREAS**, said services are of a professional nature as to come within the purview of the Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.*, as being a contract for rendition of professional services that do not require competitive bidding; and

**WHEREAS**, notice of the award of this contract shall be published in a newspaper of general circulation in accordance with *N.J.S.A. 40A:11-5(1)(a)(i)*,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF HIGHLAND PARK, as follows:**

Section 1. The foregoing recitals are hereby incorporated by reference as if fully repeated herein.

Section 2. The Borough Council hereby authorizes a professional services contract with LRK for a term to expire either within one (1) year after the effective date of such agreement, or upon the completion of the Professional Planning Services, whichever is earlier, and for a contract amount not to exceed Sixty Five Thousand Dollars (\$65,000.00) for the Phase One Professional Planning Services, Eighty Five Hundred Dollars (\$8,500.00) for the Phase Two Professional Planning Services, and Ten Thousand Dollars (\$10,000.00) for the Phase Three Professional Planning Services, to be paid in accordance with the hourly rates set forth in the Proposal, all subject to the terms and conditions of the Borough's form professional services agreement. Reimbursable expenses, while not anticipated, are authorized up to and not to exceed \$1,000.00.

Section 3. The Mayor is hereby authorized and directed to execute a professional services contract in the form of the Proposal attached hereto as *Exhibit A*, with such changes, omissions or amendments as the Mayor deems appropriate in consultation with the Borough's counsel and professionals.

Section 4. The Borough Clerk is hereby authorized and directed, upon execution of the Proposal in accordance with Section 3 hereof, to attest to the signature of the Mayor upon such document and is hereby further authorized and directed to affix the corporate seal of the Borough upon such document.

Section 5. This Resolution shall take effect immediately.

ADOPTED: September 1, 2020

ATTEST:

\_\_\_\_\_  
Joan Hullings, Borough Clerk

I, Joan Hullings, Borough Clerk of the Borough of Highland Park, New Jersey, do hereby certify the above to be a true copy of a resolution adopted by the Borough Council of said Borough on the 1<sup>st</sup> day of September, 2020.

\_\_\_\_\_  
Joan Hullings, Borough Clerk

RECORD OF COUNCIL VOTES

Council Member	Ayes	Nays	Abstain	Absent
Canavera				
Fine				
Foster-Dublin				
George				
Hale				
Kim-Chohan				

**EXHIBIT A**  
**AUGUST 28, 2020 PROFESSIONAL SERVICES CONTRACT PROPOSAL WITH LRK**