

**BOROUGH OF HIGHLAND PARK
MAYOR & COUNCIL REDEVELOPMENT MEETING**

HIGHLAND PARK BOROUGH HALL
221 South Fifth Ave.
Highland Park, NJ
April 24, 2018 at 6:00 PM

Call to Order

- Roll Call
- Statement of Compliance with Open Public Meetings Act
- Announcement of location of fire exits

Presentations

- Brief Introduction: Special Counsel Joe Baumann

Approval of minutes of previous meetings

Resolutions

Resolution R2018-01

Approval of Bills List

Resolution R2018-02

Approval of ANT Realty Redevelopment Agreement

Public Comment

Hearing of New Agenda Items

- 130-134 Raritan Ave project overview, next steps
- Borough Square status
- Proposed redevelopment meeting schedule

Action on any other business

Adjournment

Resolution R2018-01

Highland Park Redevelopment Entity
Highland Park Borough, Middlesex County

Resolution approving from Bills List dated April 24, 2018

Resolved by the Highland Park Redevelopment Entity that all claims presented prior to this meeting as shown on the detailed list shown in Exhibit-A Bills List dated April 24, 2018.

Be It Further Resolved that the Secretary shall include in the minutes of this meeting a statement as to all such claims approved as shown in Exhibit A, Bills List dated April 24, 2018. The bills approved for payment at this meeting Bills List dated April 24, 2018 can be found in the financial records of the Highland Park Redevelopment Entity.

Commissioner	Ayes	Nays	Abstain	Absent
Mr. Fine				
Ms. Foster-Dublin				
Mr. George				
Mr. Hersh				
Ms. Kim-Chohan				
Ms. Welkovits				

I hereby certify this to be a true copy of the Resolution adopted by the Highland Park Redevelopment Entity on April 24, 2018.

Jennifer Santiago, Deputy Clerk

RESOLUTION 2018-02

RESOLUTION OF THE BOROUGH OF HIGHLAND PARK DESIGNATING A REDEVELOPER FOR THE PROPERTY COMMONLY KNOWN AS BLOCK 173, LOTS 36 AND 37 ON THE TAX MAP OF THE BOROUGH AND AUTHORIZING THE EXECUTION OF A REDEVELOPER'S AGREEMENT WITH RESPECT TO SAME

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 municipal council of the Borough (the "Borough Council"), designated certain property along the central downtown corridor of Raritan Avenue including, without limitation, the property identified on the official tax maps of the Borough as Block 173, Lots 36 and 37 (the "Property") as an area in need of redevelopment, pursuant to the Redevelopment Law (the "Redevelopment Area"); and

WHEREAS, on September 13, 2005, the Borough Council adopted the "*Highland Park Downtown Redevelopment Plan*" dated September 13, 2005 and prepared by Wallace Roberts & Todd, LLC (as subsequently amended, the "Redevelopment Plan") for the Redevelopment Area; and

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

WHEREAS, ANT Realty, LLC (the "Redeveloper") is the owner of the Property and seeks to be designated as the "redeveloper" (as defined in the Redevelopment Law) of same, so as to redevelop the Property in accordance with the terms of the Redevelopment Plan and the Redevelopment Law; and

WHEREAS, Redeveloper proposes the improvement and expansion of the Property and the existing commercial building to provide apartments and retail commercial uses (the "Project"); and

WHEREAS, the Redeveloper submitted information outlining its financial capabilities, experience, expertise and project concept descriptions for the Project and requested designation by the Borough as the redeveloper for the Project; and

WHEREAS, the Borough has determined that the Redeveloper possesses the proper qualifications, financial resources and capacity to implement and complete the Project in accordance with the Redevelopment Plan, and all other applicable laws, ordinances and regulations; and

WHEREAS, in order to set forth, in a more comprehensive agreement, the terms and conditions under which the Parties shall carry out their respective undertakings, rights and obligations with respect to the construction of the Project, the Parties have determined to execute a redevelopment agreement; and

NOW THEREFORE BE IT RESOLVED by the Mayor and 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. ANT Realty, LLC is hereby designated as the Redeveloper of the Property.

Section 3. The Mayor is authorized to execute the Redeveloper's Agreement on file with the Borough Clerk.

Section 4. This Resolution shall take effect immediately.

I hereby certify this to be a true copy of the Resolution adopted by the Commissioners of the Highland Park Redevelopment Agency on April 24, 2018.

Jennifer Santiago, Deputy Clerk