

**CITY OF LAMBERTVILLE  
RESOLUTION NUMBER 88-2021**

**A RESOLUTION OF THE CITY OF LAMBERTVILLE, COUNTY OF HUNTERDON, DESIGNATING KALIAN COMPANIES AS THE REDEVELOPER OF PROPERTY IDENTIFIED AS BLOCK 1003, LOT 3, COMMONLY KNOWN AS THE POLICE SITE, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, et seq.**

**WHEREAS**, the City of Lambertville, a public body corporate and politic of the State of New Jersey (the “**City**”), 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 City constitute an area in need of redevelopment; and

**WHEREAS**, by Resolution No. 95-2020, adopted on July 23, 2020, the Mayor and Council of the City (the “**Governing Body**”) designated Block 1003, Lot 3 on the Official Tax Map of the City (the “**Property**”) as an ‘non-condemnation area in need of redevelopment’ pursuant to the Redevelopment Law; and

**WHEREAS**, by Resolution No. 95-2020, adopted on July 23, 2020, the Governing Body directed the Planning Board of the City (the “**Planning Board**”) to prepare a redevelopment plan for the Property and to take any action necessary to effectuate its review of same so that a recommendation may be made to the Governing Body; and

**WHEREAS**, pursuant to the Redevelopment Law, the Planning Board caused Clarke Caton Hintz to prepare a redevelopment plan for the Property, entitled the “*Police Station Tract Redevelopment Plan*”, dated October 23, 2020 (the “**Redevelopment Plan**”); and

**WHEREAS**, after due consideration of the Redevelopment Plan at a duly noticed and constituted public meeting held on November 18, 2020, the Planning Board determined that the Redevelopment Plan is consistent with the Township’s Master Plan, and recommended that the Governing Body enact the Redevelopment Plan; and

**WHEREAS**, by Ordinance No. 18-2020, adopted on December 17, 2020, the Governing Body adopted the Redevelopment Plan pursuant to *N.J.S.A. 40A:12A-7* of the Redevelopment Law; and

**WHEREAS**, on April 22, 2021, the City issued a Request for Proposals for the Redevelopment of the Property (as amended and supplemented, the “**RFP**”); and

**WHEREAS**, Kalian Companies (the “**Redeveloper**”) submitted a proposal to the City dated May 13, 2021 (the “**Proposal**”) in response to the RFP for the Redevelopment of the Property; and

**WHEREAS**, in accordance with the Redevelopment Plan, the Redeveloper proposes in the Proposal to develop, finance and construct on the Property a four (4) story residential building containing twenty-four (24) residential units and forty-six (46) parking spaces (collectively, the “**Project**”);

**WHEREAS**, the City and the Redeveloper intend to pursue pre-development activities to implement the Project, including negotiation of a redevelopment agreement and other related actions (the “**Pre-Development Activities**”); and

**WHEREAS**, the City further wishes to enter into a funding agreement with the Redeveloper, a copy of which is on file with the City (the “**Funding Agreement**”), to effectuate the funding of an escrow account and procedures for the payment therefrom of moneys to pay the City’s costs and expenses incurred in undertaking the Pre-Development Activities (collectively, the “**Interim Costs**”),

**NOW, THEREFORE, BE IT RESOLVED** by the Governing Body of the City of Lambertville, County of Hunterdon, that:

**Section 1.** The aforementioned recitals are incorporated herein as though fully set forth at length.

**Section 2.** The Mayor is hereby authorized to execute a Funding Agreement with the Redeveloper, in a form acceptable to the City in consultation with counsel.

**Section 3.** Kalian Companies is hereby designated as the Redeveloper of the Property for a period commencing upon the adoption of this resolution and ending on July 31, 2021, *provided, however*, that designation of Redeveloper as authorized hereunder is conditional upon Redeveloper’s full execution and funding of the Funding Agreement.

**Section 4.** If, by July 31, 2021, the City and the Redeveloper have not executed a mutually acceptable redevelopment agreement, the designation of Kalian Companies, as Redeveloper of the Property shall automatically expire without any need for any further action of the Governing Body, provided, however, that the City and Kalian Companies may negotiate an extension of such designation upon terms mutually acceptable to both parties.

**Section 5.** The Mayor is hereby authorized to take all actions and to execute any and all documents necessary to effectuate this Resolution, in consultation with counsel.

**Section 6.** This Resolution shall take effect immediately.

**ADOPTED** at a meeting of the Governing Body of the City of Lambertville, Hunterdon County, on June 1, 2021;

ADOPTED: June 1, 2021



I, Cynthia L. Ege, CMR, RMC, City Clerk of the City of Lambertville, in the County of Hunterdon, in the State of New Jersey, certify this to be a true copy of the resolution adopted by the Governing Body of the City of Lambertville at the regularly scheduled meeting held on June 1, 2021 at the Phillip L. Pittore Justice Center located at 25 South Union Street in the City.

A handwritten signature in cursive script, reading "Cynthia L. Ege".

Cynthia L. Ege, CMR, RMC, City Clerk