

**RESOLUTION AUTHORIZING NEGOTIATIONS AND APPOINTING APPRAISER IN
CONNECTION WITH PROPERTY ACQUISITIONS IN FURTHERANCE OF THE
DOWNTOWN REDEVELOPMENT PLAN**

WHEREAS, on February 9, 2003, the Township Council of the Township of West Orange (the “Council”) adopted by ordinance the Downtown Redevelopment Plan, pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1, et seq.* (the “Redevelopment Law”); and

WHEREAS, the Downtown Redevelopment Plan was amended by the Council by first amendment, adopted by ordinance on August 16, 2006, second amendment, adopted by ordinance on March 7, 2007, and third amendment, adopted by ordinance on March 8, 2011 (collectively, as amended, referred to herein the “Redevelopment Plan”); and

WHEREAS, the Redevelopment Plan identifies the following properties as properties to be acquired in connection with implementation of the Redevelopment Plan, pursuant to *N.J.S.A. 40A:12A-7(a)(4)* of the Redevelopment Law:

<u>BLOCK</u>	<u>LOTS</u>	<u>OWNER</u>
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See Schedule “A”.

(the “Acquisition Parcels”)

WHEREAS, Prism Green is in default of various obligations under the Redevelopment Agreement; and

WHEREAS, on May 25, 2021, the Township issued a Notice of Default to Prism Green; and

WHEREAS, Prism Green responded to the Notice of Default by letter dated June 8, 2021 from its counsel, Matthew Karrenberg, Esq. (“Karrenberg Letter”); and

WHEREAS, the Township, through its special counsel, Wilentz Goldman & Spitzer, replied to the Karrenberg Letter; and

WHEREAS, the Council has determined that it is necessary to acquire the Acquisition Parcels in furtherance of the Redevelopment Plan, as authorized under the Redevelopment Law; and

WHEREAS, at the June 22, 2021 Council meeting, the Township Council adopted Resolution No. 160-21, now the Council is amending the adopted Resolution to add certain parcels.

NOW THEREFORE be it **RESOLVED** by the Township Council of the Township of West Orange that John Gross, Chief Financial Officer, is hereby authorized to retain appraisers for the Acquisition Parcels in connection with the Township's negotiations for the acquisition of the Acquisition Parcels, as authorized under *N.J.S.A. 40A:12A-8(c)* of the Redevelopment Law and pursuant to the procedures set forth in the *N.J.S.A. 20:3-6* of the Eminent Domain Act, and Mr. Gross, as Chief Financial Officer, is hereby authorized to execute agreements to retain appropriate appraisal services for the Schedule "A" Properties.

Karen J. Carnevale, R.M.C.
Municipal Clerk

Cindy Matute-Brown
Council President

Adopted: July 13, 2021

I hereby certify funds are available from: _____
Account No./Amount

John Gross, Chief Financial Officer