

DATE _____

NUMBER _____

TITLE:

A RESOLUTION APPROVING A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE CITY, THE HOUSING AUTHORITY OF THE CITY OF ORANGE, AND THE ORANGE HOUSING DEVELOPMENT CORPORATION AND AUTHORIZING THE MAYOR TO EXECUTE THE FIRST AMENDMENT ON BEHALF OF THE CITY

WHEREAS, the City previously determined that the properties formerly identified on the City's official tax map as Tax Blocks 82 (all lots except 2 and 11), 83, 84, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 118, 119 and 120, which have subsequently been re-numbered due to a City-wide revaluation and are now identified on the City's official tax map as Block 2905, Lot 1; Block 3001, Lot 1; Block 3101, Lot 1; Block 3102, Lots 1, 2, 3, and 4; all of Block 2704, except Lots 2 and 3; Block 2705, except Lot 8; and all of Blocks 2701, 2702, 2703, 2706, 3201, 3202, 3203, 3301, 3302, 3303, 3304, 3401, 3402, 3403, 3404, 3405, 3501, 3502, 3503, 3601, 3702, 3703, 3704 (the "Redevelopment Area"), are an area in need of redevelopment under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"); and

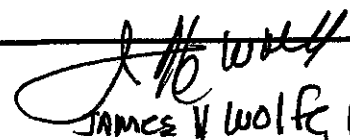
WHEREAS, the City adopted the Central Orange Redevelopment Plan (the "Redevelopment Plan") to govern the redevelopment of the properties located within the Redevelopment Area; and

WHEREAS, on September 30, 2009, the City entered into a Redevelopment and Land Disposition Agreement with the Orange Housing Development Corporation (the "Redeveloper"), acting on behalf and as an affiliate of the Orange Housing Authority (the "OHA") (the "2009 Redevelopment Agreement") to implement a portion of the Redevelopment Plan within the Redevelopment Area; and

WHEREAS, the 2009 Redevelopment Agreement provides that the Redeveloper shall redevelop certain properties within the Redevelopment Area, which are collectively defined within the 2009 Redevelopment Agreement as the Project Property, with approximately 165 to 200 units of mixed income residential units to be constructed in three phases (the "Redevelopment Project" or the "Project"); and

WHEREAS, the Redeveloper has completed the construction of the three phases of mixed income residential units on the Project Property and these completed residential units are now known as the Walter G. Alexander I, II and III communities; and

WHEREAS, the OHA and the Redeveloper are now proposing to construct an additional project within the Redevelopment Area called the Walter G. Alexander IV project consisting of the construction of forty-four (44) units of low and moderate income housing, including five (5) units of supportive housing (the "Phase IV Project"), on the following additional properties located within the Redevelopment Area: 137 Central Place (Block 3301, Lot 43); 139 Central Place (Block 3301, Lot 44); 143 Central Place



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Place (Block 3304, Lot 13); 180 Central Place (Block 3304, Lot 14); 187 Parrow Street (Block 3405, Lot 20); 189 Parrow Street (Block 3405, Lot 21); 191 Parrow Street (Block 3405, Lot 22); 192 South Street (Block 3405, Lot 9); 196-198 South Street (Block 3405, Lot 8); 197 Parrow Street (Block 3405, Lot 23); 199 Parrow Street (Block 3405, Lot 24); 201 Parrow Street (Block 3405, Lot 25); 203 Parrow Street (Block 3405, Lot 26); 205 Parrow Street (Block 3405, Lot 27); and 206 Parrow Street (Block 3405, Lot 7)(the "Phase IV Properties"); and

WHEREAS, the City is willing to designate the Redeveloper, acting on behalf and as an affiliate of the OHA, to serve as the redeveloper under the LRHL for the Phase IV Project in the Redevelopment Area, subject to the terms and conditions of the attached First Amendment to the Redevelopment Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Municipal Council of the City of Orange Township that:

1. The Municipal Council hereby approves the proposed form of the First Amendment to the Redevelopment Agreement in substantially the form attached hereto.
2. The Mayor, Clerk, and Attorney are hereby authorized to execute the First Amendment to the Redevelopment Agreement in substantially the form attached hereto, along with any other documents and/or agreements necessary to implement the First Amendment in accordance with the Redevelopment Plan.

Adopted:

Joyce L. Lanier
City Clerk

Donna K. Williams
Council President