

Resolution #16-102

RESOLUTION OF THE CITY OF WOODBURY DESIGNATING THE GLOUCESTER COUNTY IMPROVEMENT AUTHORITY AS REDEVELOPMENT ENTITY, PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, TO IMPLEMENT, CARRY OUT AND MANAGE REDEVELOPMENT ACTIVITIES AT THE INSPIRA MEDICAL CENTER CAMPUS IN PARTNERSHIP WITH THE CITY

WHEREAS, the City of Woodbury (“City”) in accordance with the best interests of the City and its citizens, desires to pursue and facilitate redevelopment of the Inspira Medical Center Campus Property in the City of Woodbury, Gloucester County, New Jersey, having a general address of 509 N Broad St; 17 W Red Bank Ave; 404 Tatum St; 427 N Broad St; 80 W Red Bank Ave; 66 W Red Bank Ave; 52 W Red Bank Ave; 60 W Red Bank Ave; 518 Tatum St; 74 Oak St; 66 Oak St; 54 Oak St; 34 Oak St; 537 N Broad St; 543 N Broad St; 76 Oak St; and 75 W Red Bank Ave, and designated as property that includes, as identified on City of Woodbury Tax Maps: Block 84, Lots 1, 2, 4, 4.01, & 6; Block 85, Lots 1, 2, 3, 4, 5, 24, 24.01, 24.02, & 24.03; and Block 86, Lots 1, 1.01, 2, 3.01, 6, 7, 13, 14 & 16(the “Inspira Medical Center Campus Site” or “Site”); and

WHEREAS, the Woodbury City Council has entered into a Memorandum of Understanding with the GCIA and Inspira Health Network, as memorialized on May 10, 2016 via Resolution 16-90, for the Redevelopment of the Site; and

WHEREAS, in furtherance of its desire to redevelop the Inspira Redevelopment Project Site for commercial and/or industrial uses (the “Project”), the City conducted a Preliminary Investigation in 2016, and designated the Site as an “area in need of redevelopment” pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, the City is authorized to implement redevelopment plans, carry out redevelopment projects, and execute such responsibilities in partnership with other public entities; and

WHEREAS, the City is familiar with the Site, thereby complementing the comprehensive redevelopment experience of the County of Gloucester; and

WHEREAS, the Gloucester County Improvement Authority (“GCIA”) is authorized to function as a Redevelopment Entity for the Project pursuant to N.J.S.A. 40A:12A-4 and N.J.S.A. 40:37A-44, and to partner with the City with respect to the Project; and

WHEREAS, the City and the GCIA, with County assistance, desire to seek a Master Redeveloper(s) and other support for the Project; and

WHEREAS, the City desires to designate GCIA hereunder as Redevelopment Entity for the Project, hereby authorizing GCIA to partner with the City in the implementation of the redevelopment plan, as amended from time to time, and in the management of the Project, and

WHEREAS, as Redevelopment Entity, GCIA will work with the City to seek a potential Master Redeveloper(s) for the Site and will pursue redevelopment in compliance with the redevelopment plan; and

WHEREAS, the City and its community share a highly vested interest regarding the future economic impacts of redevelopment throughout the City, and the City desires to designate the GCIA as Redevelopment Entity for the Project due to GCIA's expertise and capacity to handle complex redevelopment projects, including brownfields and contaminated site projects.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of City of Woodbury that the City is hereby authorized to, and hereby does, designate GCIA as Redevelopment Entity for the Project at the Inspira Redevelopment Project Site, pursuant to N.J.S.A. 40A:12A-1, et seq. so that GCIA will implement and manage the Project pursuant to the exercise of such power, partnership with the City, and in compliance with the City's Redevelopment Plan, as amended from time to time.

THIS RESOLUTION was duly adopted at a regular meeting of the Woodbury City Council held on June 14, 2016.

ATTEST:

City of Woodbury



ROY A. DUFFIELD, Municipal Clerk



DAVID TROVATO, Council President