

**WRIGHTSTOWN BOROUGH
BURLINGTON COUNTY**

ORDINANCE NO. 2017-06

**AN ORDINANCE OF THE BOROUGH COUNCIL OF THE BOROUGH OF
WRIGHTSTOWN AUTHORIZING THE SALE OF PROPERTY IDENTIFIED ON THE
BOROUGH TAX MAPS AS BLOCK 202, LOT 1.01; BLOCK 401, LOTS 33 AND 35.03;
BLOCK 403, LOTS 1 THROUGH 14; AND BLOCK 2000, LOT 3.01, FOR
DEVELOPMENT OF A MIXED USE PROJECT PURSUANT TO THE BOROUGH'S
ADOPTED REDEVELOPMENT PLAN, TO
BLUE WATERS EQUITY AND DEVELOPMENT, LLC**

WHEREAS, the Borough of Wrightstown (“Borough”) is the owner of those certain properties identified on the Official Tax Map of the Borough of Wrightstown, County of Burlington, New Jersey, identified as Block 202, Lot 1.01; Block 401, Lots 33 and 35.03; Block 403, Lots 1 through 14; and Block 2000, Lot 3.01 (the “Property” or “Project Site”);

WHEREAS, the Borough has designated the Property as an area in need of redevelopment, and the Borough has also adopted a Redevelopment Plan for the Project Site; and

WHEREAS, the Borough Council was designated as redevelopment entity under the Borough’s Redevelopment Plan to acquire and convey property, contract for professional services, grant tax abatements, redevelop property, and collect revenue from redevelopers to defray costs of the redeveloper entity; and

WHEREAS, the Borough desires that the Project Site be redeveloped in accordance with the Redevelopment Plan, as amended from time to time; and

WHEREAS, the Borough and Borough Council, in concert as redevelopment entity, have conducted a diligent search for a qualified Master Redeveloper for the Project Site; and

WHEREAS, N.J.S.A. 40A:12A-1, *et seq.*, as amended and supplemented, provides for a process for municipal entities to enter into contracts with redevelopers to carry out and effectuate the terms of a Redevelopment Plan; and

WHEREAS, the Borough published a Request for Qualifications (“RFQ”) seeking qualified redevelopers for the Property; and

WHEREAS, the Blue Waters Equity and Development, LLC (“Blue Waters”) was one of three entities that responded to the RFQ; and

WHEREAS, the Borough had determined that the proposal received from Blue Waters was the most favorable proposal taking into consideration the price for the land, the

contingencies provided all proposals, the timing of closing on the acquisition of the land, and the nature of the proposed project; and

WHEREAS, the Borough has determined that the proposal provided by Blue Waters meets the project goals for the Redevelopment Plan, and is in the best interests of the citizens of the Borough of Wrightstown; and

WHEREAS, the Borough Council has determined that it is in the best interests of the Borough and its citizens to convey the Property to Blue Waters, or its designee, for the purpose of redeveloping the Property in accordance with the Redevelopment Plan.

NOW THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Wrightstown, County of Burlington and State of New Jersey, that:

1. The Borough hereby authorizes the conveyance and sale of the Property identified as Block 202, Lot 1.01; Block 401, Lots 33 and 35.03; Block 403, Lots 1 through 14; and Block 2000, Lot 3.01 to Blue Waters Equity and Development, LLC upon the terms and conditions set forth in the Agreement of Sale and Redevelopment Agreement executed and entered into between the Borough and Blue Waters, as may be amended and restated from time to time.
2. The Mayor and Borough Clerk are hereby authorized to execute any and all necessary documents to effectuate the conveyance of the Property to Blue Waters Equity and Development, LLC consistent with the terms and conditions of the Agreement of Sale and Redevelopment Agreement executed and entered into between the Borough and Blue Waters, as may be amended and restated from time to time.
3. This ordinance shall take effect at the time and in the manner provided by law.

NOTICE

The Ordinance published herewith was introduced and passed upon first reading at a regular meeting of the Borough Council of the Borough of Wrightstown held on September 13, 2017. It will be further considered for final passage after a Public Hearing at the regular meeting to be held on September 27, 2017, at the Borough Hall, 21 Saylor's Pond Road, Wrightstown, New Jersey at 6:30 P.M. at which time and place any persons desiring to be heard upon the same will be given an opportunity to be heard.

Freda H. Gorman, RMC
Municipal Clerk

ORDINANCE TABLED AT AUGUST 23, 2017 COUNCIL MEETING UNTIL SEPTEMBER 13, 2017 COUNCIL MEETING.

Motion: Mr. Severns

Second: Mr. Grove

All Ayes. Motion Carried.

Introduction/First Reading September 13, 2017

Motion: Mr. Severns

Second: Mr. Lownds

Roll Call Vote:

Ayes: Mr. Bird, Mr. Grove, Mr. Lownds, Mrs. Knapp, Mr. Severns, Mr. Timberman

Nays: None

Absent: None

Abstain: None

Second Reading/Public Hearing September 27, 2017

Motion: Mr. Severns

Second: Mrs. Knapp

Roll Call Vote:

Ayes: Mr. Bird, Mr. Lownds, Mr. Grove, Mrs. Knapp, Mr. Severns, Mr. Timberman

Nays: None

Absent: None

Abstain: None

Thomas E. Harper, Mayor

CERTIFICATION

TAKE NOTICE that the aforementioned Ordinance Number 2017-06 was finally adopted by the Borough Council of the Borough of Wrightstown, County of Burlington, State of New Jersey, after Second Reading and Public Hearing at their Regular Meeting held on September 27, 2017.

Freda H. Gorman, RMC
Municipal Clerk

Dated: September 27, 2017