

RESOLUTION NO. 24-

**TOWNSHIP OF MIDDLETOWN
COUNTY OF MONMOUTH**

**Resolution Authorizing Issuance Of Request For
Expressions Of Interest To Qualified Redevelopers For
The Redevelopment Of Block 825, Lot 55.01 Consisting
Of The Commercial Tract Of The Circus Liquors
Redevelopment Plan Area**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-1, et seq., as amended and supplemented (“**LRHL**”), provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment with a designated private Redeveloper; and

WHEREAS, the Township Committee, as the governing body, serves as an instrumentality and agency of the Township of Middletown (the “**Township**”) pursuant to the LRHL for the purpose of implementing redevelopment plans and carrying out redevelopment projects within the Township (the “**Redevelopment Entity**”); and

WHEREAS, on December 18, 2017, pursuant to Resolution No. 17-294, the Township designated the predecessor lots to Block 825, Lot 55.01 as an area in need of redevelopment for non-condemnation purposes; and

WHEREAS, on August 20, 2018, pursuant to Ordinance No. 2018-3232, the Township adopted the Circus Liquors Redevelopment Plan (the “**Redevelopment Plan**”), which includes Block 825, Lot 55.01; and

WHEREAS, on September 18, 2023, pursuant to Ordinance No. 2023-3390, the Township adopted various amendments to the Redevelopment Plan; and

WHEREAS, on February 20, 2024, pursuant to Resolution No. 24- , the Township has designated Block 825, Lot 55.01 as an area in need of redevelopment for condemnation purposes; and

WHEREAS, N.J.S.A. 40A:12A-8 authorizes the Township to enter into contracts or agreements for the planning, construction or undertaking of any development project or redevelopment work in an area in need of redevelopment without standard public bidding, but nevertheless enables the Township to solicit proposals from qualified redevelopers through processes that it determines are fair and reasonable; and

WHEREAS, given the geographic and strategic importance of the Redevelopment Plan area that was planned and designed by professionals over many years to contain both residential and commercial components along State Highway 35, the Township wishes to proactively solicit proposals through the issuance of a Request for Expressions of Interest ("**RFEI**") to qualified redevelopers setting forth the Township's planning objectives, goals and evaluation criteria.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Middletown in the County of Monmouth, State of New Jersey that it hereby authorizes and directs the Township Administrator, in conjunction with the Township's redevelopment professionals, to prepare and issue an RFEI to solicit proposals from qualified redevelopers for the redevelopment of Block 825, Lot 55.01, which shall be returnable approximately 90 days from its date of issuance.