

203-15  
August 11, 2015

**RESOLUTION OF THE TOWNSHIP OF WEST ORANGE IN THE  
COUNTY OF ESSEX, NEW JERSEY AUTHORIZING AN AGREEMENT  
WITH DGP URBAN RENEWAL LLC FOR THE REDEVELOPMENT OF  
CERTAIN PROPERTY IN THE DOWNTOWN REDEVELOPMENT  
AREA COMMONLY KNOWN AS THE EDISON BATTERY FACTORY**

**WHEREAS**, pursuant to the Local Redevelopment and Housing Law (*N.J.S.A.* 40A:12A-1 *et seq.*), the Township Council (the “**Township Council**”) of the Township of West Orange (the “**Township**”), acting by resolution, determined that the Downtown Redevelopment Area was an “area in need of redevelopment” in accordance with *N.J.S.A.* 40A:12A-6(b); and

**WHEREAS**, on February 9, 2003 the Township Council approved an Ordinance adopting a redevelopment plan for the Downtown Redevelopment Area (as amended and supplemented from time to time, the “**Redevelopment Plan**”); and

**WHEREAS**, the Township and Prism Green Associates IV, LLC (“**Prism**”) entered into that certain Redevelopment Agreement dated as of December 20, 2006 (as amended and supplemented, the “**Original Redevelopment Agreement**”); and

**WHEREAS**, the Original Redevelopment Agreement authorized Prism to redevelop certain properties including but not limited to Block 66, Lots 1, 5 and 7 (collectively, the “**Edison Battery Parcels**”) in accordance with the terms thereof; and

**WHEREAS**, the Township and Prism entered into that certain Modification Agreement dated August 8, 2014 with respect to the redevelopment of the Edison Battery Parcels (the “**Modification Agreement**”) (as further defined therein, the “**Phase 1 Project**”); and

**WHEREAS**, Prism’s affiliate GP 177 Main Urban Renewal, LLC, an urban renewal entity formed in accordance with the provisions of the Long Term Tax Exemption Law, *N.J.S.A.* 40A:20-1 *et seq.* (the “**Exemption Law**”) (“**GP 177**”) became the fee title owner of the Edison Battery Parcels; and

**WHEREAS**, in connection with the Phase 1 Project, GP 177 applied for a long term tax exemption under the Exemption Law with respect to the Phase 1 Project and entered into that certain financial agreement by and between the Township of West Orange and GP 177 Main Urban Renewal, L.L.C. dated as of August 8, 2014 for the Phase 1 Project (the “**Financial Agreement**”); and

**WHEREAS**, on July 15, 2015, DGP Urban Renewal LLC (“**DGP**”), an urban renewal entity qualified to do business under the Exemption Law, proposed to the Township that the Township authorize DGP to take ownership of and develop the Phase 1 Project as the designated redeveloper thereof; and

**WHEREAS**, the Township and DGP desire to enter into a redevelopment agreement authorizing DGP to undertake the Phase 1 Project and to establish the rights and obligations of DGP with respect to the same (“**2015 Redevelopment Agreement**”); and

**WHEREAS**, concurrently with the adoption of this Resolution, the Township will have taken the following actions: (a) authorized the termination of that certain Modification Agreement dated August 8, 2014 granting Prism and GP 177 certain redevelopment rights with respect to the Phase 1 Project Site; and (b) authorized the execution of an amendment, assignment and assumption of the Financial Agreement with DGP with respect to the Phase 1 Project,

**NOW, THEREFORE BE IT RESOLVED** by the Township Council of the Township of West Orange, in the County of Essex, New Jersey, as follows:

I. **GENERAL**

The aforementioned recitals are incorporated herein as though fully set forth at length.

II. **EXECUTION OF 2015 REDEVELOPMENT AGREEMENT**

(a) The Mayor is hereby authorized to execute the 2015 Redevelopment Agreement, a form of which is attached hereto as Exhibit A (the “**Agreement**”), together with such additions, deletions and modifications as are necessary and desirable in consultation with counsel to effectuate the same.

(b) The Township Clerk is hereby authorized and directed, upon execution of the Agreement in accordance with the terms of Section II(a) hereof, to attest to the signature of the Mayor upon such document and is hereby further authorized and directed to affix the corporate seal of the Township upon such document.

III. **SEVERABILITY**

If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

IV. **AVAILABILITY OF THE RESOLUTION**

A copy of this resolution shall be available for public inspection at the offices of the Township.

V. **EFFECTIVE DATE**

This Resolution shall take effect upon final passage.

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**Karen J. Carnevale**  
**Municipal Clerk**

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**Jerry Guarino**  
**Council President**

**Adopted: August 11, 2015**

I HEREBY CERTIFY the foregoing to be a true copy of a resolution adopted by the West Orange Township Council, in the County of Essex, at its meeting held on \_\_\_\_\_, 2015.

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Karen J. Carnevale, RMC, Municipal Clerk

**Exhibit A**

Form of 2015 Redevelopment Agreement