



Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palagano
Municipal Clerk

<http://www.bloomfieldwpnj.com>

Meeting: 12/08/25 06:30 PM

2025 RESOLUTION AGREEMENTS

R25 12-34

RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT FOR CONTRIBUTION

WITH BLOOMFIELD BROAD ASSOCIATES URBAN RENEWAL, LLC

WHEREAS, the Township of Bloomfield (“Township”) previously designated Bloomfield Broad Associates Urban Renewal, LLC (“Developer”) as the redeveloper of certain property identified as Block 241, Lots 37, 39, 41, 42, and 45 on the official Tax Map of the Township; and

WHEREAS, the Township and the Developer entered into a Redevelopment Agreement for the redevelopment of the property through the construction of a mixed-use project consisting of parking, residential units, and retail space (the “Project”); and

WHEREAS, the Developer has applied for a long-term tax exemption and Financial Agreement pursuant to the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 et seq.; and

WHEREAS, the Developer intends to seek financial assistance through the New Jersey Economic Development Authority’s Aspire Program, which requires the prior approval of a Financial Agreement by the municipality; and

WHEREAS, as a condition of the Township’s approval of the Financial Agreement and related municipal actions, the Developer has agreed to provide a one-time contribution payment to the Township in the amount of \$500,000.00 (“Contribution Payment”), either upon the award of Aspire Program funds or, if the application is denied, from alternative sources; and

WHEREAS, the Township and the Developer desire to enter into an Agreement for Contribution, which sets forth the obligations of the parties with respect to the Contribution Payment and the Aspire Program application process; and

WHEREAS, the Township Council finds that entry into the Agreement for Contribution is in the best interests of the Township and supports the advancement of redevelopment within Bloomfield.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Bloomfield, County of Essex, State of New Jersey, that:

1. Approval of Agreement. The Agreement for Contribution between the Township and Bloomfield Broad Associates Urban Renewal, LLC, substantially in the form attached, is hereby approved.
2. Authorization to Execute. The Mayor, Township Administrator, or other appropriate municipal official is hereby authorized to execute the Agreement for Contribution and any related documents necessary to effectuate the intent of this Resolution.

3. Clerk Authorization. The Township Clerk is authorized and directed to attest to the Mayor's signature and to maintain the executed Agreement in the official records of the Township.

4. Effective Date. This Resolution shall take effect immediately upon adoption.

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Approved as to form and procedure on basis of facts set forth.

Khalef B. B. B.
Director of Law-Township Attorney

I do hereby certify that the funding will be legally appropriated per the above information for the purpose specified in the attached contract. Furthermore, it has been represented to me that the contracts have been processed in accordance with the applicable provisions of New Jersey Local Public Contract Law and the Code of the Township of Bloomfield.

Chris...

Chief Financial Officer

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Township of Bloomfield at a meeting of said Township Council held on December 08, 2025.

Lonnie N. Gidycz

Municipal Clerk of the Township of Bloomfield

Jerry Mundell

Mayor of the Township of Bloomfield

✓ Vote Record – Resolution						
		Yes/Aye	No/Nay	Abstain	Absent	
<input type="checkbox"/> Adopt	Rosalee Gonzalez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Deny	Nicholas Joanow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Withdrawn	Sarah Cruz	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Table	Monica Charris Tabares	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Not Discussed	Wartyna Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> First Reading	Widney Polynice	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Table with no Vote	Jenny Mundell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Approve						
<input type="checkbox"/> Veto by Mayor						
<input type="checkbox"/> Discussion						
<input type="checkbox"/> Defeated						
<input type="checkbox"/> Discussion No Vote						