

Townhall
December 30, 2020

The Mannington Township Committee Workshop was called to order by Mayor Asay at 1:15 PM. The following were in attendance: Asay, Patrick, Emel (via phone), Horner, Mitchell, and Joe Baumann (via phone).

Clerk certified that this meeting had been advertised in accordance with the Sunshine Law.

BUSINESS:

Mayor Asay read the title of the resolution at hand "Resolution of the Township of Mannington, in the County of Salem, New Jersey, Authorizing Certain Transfers, the execution of Assignment and Assumption Agreements, and the Execution of all Documents for the Issuance of a Non-Recourse Redevelopment Area Bond, for the Memorial Hospital Redevelopment Project". Joe Baumann took over the meeting. He stated we are in the process of accomplishing a number of items associated with the Salem Medical Center. The redeveloper has recently completed the improvements to the hospital as per their obligations described in the Redevelopment Agreement and the Financial Agreement. The redeveloper provided the township with an Architect Certificate proving the projects were completed. The Township Planner also visually inspected the Salem Medical Center and confirmed that the improvements were made. This process being completed allows the owner to take advantage of the conversion of the real estate tax to an annual service charge. The annual service will become effective January 1, 2021. In the process of preparing all necessary documents for the township and owner/redeveloper to execute, Baumann described some outstanding obligations that needed to be completed prior to the final documents. One item was the information needed to describe the ownership structure. He provided a helpful color-coded map, which will be attached to the resolution. He went on to explain to the Committee the

ownership structure, which is in the condominium association form, with four (4) individual units. They created separate entities to own each of the separate condominium units. The township tax map will reflect each individual unit with individual owners. The Assumption and Assignment agreement brought before the Committee today refers transferring the units from the redeveloper to the individual entity. Each entity is to assume full responsibility for the individual unit they show ownership for. Each unit shares any common areas. Examples of common areas are; parking lot, driveways, etc. Before Baumann left the meeting, he stated he will forward information to the Township explaining next steps and further information on the service charge process. Baumann left the meeting at 1:41 pm.

Motion was made by Patrick, seconded by Emel, adopting the following resolution. Roll call vote as follows:

Asay - yes
Patrick - yes
Emel - yes

**TOWNSHIP OF MANNINGTON
SALEM COUNTY, NEW JERSEY**

**RESOLUTION OF THE TOWNSHIP OF MANNINGTON,
IN THE COUNTY OF SALEM, NEW JERSEY,
AUTHORIZING CERTAIN TRANSFERS, THE
EXECUTION OF ASSIGNMENT AND ASSUMPTION
AGREEMENTS, AND THE EXECUTION OF ALL
DOCUMENTS FOR THE ISSUANCE OF A NON-
RECOURSE REDEVELOPMENT AREA BOND, FOR
THE MEMORIAL HOSPITAL REDEVELOPMENT
PROJECT**

WHEREAS, pursuant to the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the “**Redevelopment Law**” or the “**Act**”), and that certain redevelopment plan adopted on January 22, 2019 (as the same may be amended from time to time, the “**Redevelopment Plan**”) by ordinance of the Committee (the “**Township Committee**”) of the Township of Mannington, a public body corporate and politic of the State of New Jersey (the “**Township**”), the Township and 310 Woodstown Urban Renewal, LLC (the “**Entity**”) entered into that certain Redevelopment Agreement dated December 6, 2019 (as the same may be further amended from time to time, the “**Redevelopment Agreement**”) with respect to property identified as Block 53, Lots 4 and 23 on the Township’s tax map (the “**Project Area**”) and designated by resolution of

the Township Committee as an “area in need of redevelopment” in accordance with the Redevelopment Law; and

WHEREAS, the Township and the Entity entered into a financial agreement to memorialize the terms and conditions by which the Entity will pay the Annual Service Charge (the “**Financial Agreement**”); and

WHEREAS, pursuant to the Redevelopment Area Bond Financing Law, *N.J.S.A. 40A:12A-64 et seq.* (the “**RAB Law**”), on February 6, 2020, the Township Committee adopted a resolution authorizing the Township’s issuance of a \$225,000 **Non-Recourse** Redevelopment Area Bond in support of the Project (the “**Bond**”); and

WHEREAS, the Entity transferred the medical office building portion of the Project (approximately 8,770 square feet) and the land, along with the associated rights and responsibilities set forth in the Financial Agreement and Redevelopment Agreement, to 330 Woodstown Urban Renewal, LLC, which is an Affiliate of the Entity with identical ownership to the Entity and is therefore a Permitted Transfer pursuant to the Financial Agreement (the “**Unit 2 Transfer**”); and

WHEREAS, the Entity transferred the ambulatory surgical center portion of the Project (approximately 8,322 square feet) and the land, along with the associated rights and responsibilities set forth in the Financial Agreement and Redevelopment Agreement, to Salem ASC Urban Renewal, LLC, which is an Affiliate of the Entity with identical ownership to the Entity and is therefore a Permitted Transfer pursuant to the Financial Agreement (the “**Unit 3 Transfer**”); and

WHEREAS, the Township Committee desires to confirm its approval of the transfer of the vacant land portion of the Project, along with the associated rights and responsibilities set forth in the Financial Agreement and Redevelopment Agreement, to Woodstown Development Urban Renewal, LLC (the “**Unit 4 Transfer**”); and

WHEREAS, the Township Committee desires to confirm the authorization and direction for the execution of any and all documents required for the closing on the Bond and to authorize the Township’s redevelopment counsel, McManimon, Scotland & Baumann, LLC, to accept the Bond proceeds and disburse the same on behalf of the Township as set forth in the Settlement Statement.

NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COMMITTEE OF THE TOWNSHIP OF MANNINGTON, NEW JERSEY AS FOLLOWS:

Section 1. Transfers. The Mayor and Township Clerk are hereby authorized and directed to execute assignment and assumption agreements with 330 Woodstown Urban Renewal, LLC and Salem ASC Urban Renewal, LLC in connection with the Permitted Transfers identified above as the Unit 2 Transfer and the Unit 3 Transfer. The Township’s approval of the Unit 4 Transfer is hereby confirmed, and the Mayor and Township Clerk are hereby authorized and directed to execute an assignment and assumption agreement with Woodstown Development Urban Renewal, LLC in connection therewith.

Section 2. Bond Closing. The Township Committee hereby confirms the authorization and direction for the Mayor, Township Clerk and Chief Financial Officer to execute any and all documents required for the closing on the Bond. The Township’s redevelopment counsel, McManimon, Scotland & Baumann, LLC is hereby authorized and directed to accept the

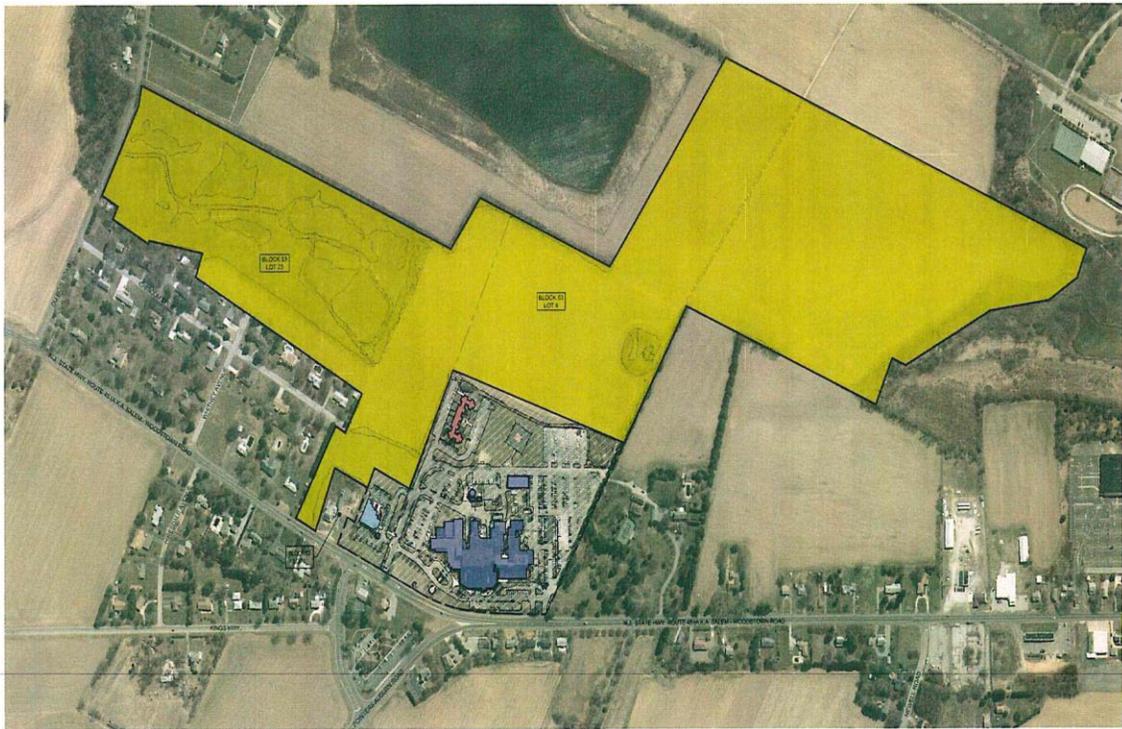
Bond proceeds and disburse the same on behalf of the Township as set forth in the Settlement Statement.

Section 3. Construction. If any one of more of the provisions of this Resolution shall for any reason be held illegal or invalid, such illegality or invalidity shall not affect any other provision of this Resolution.

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



REFERENCE	LEGEND
1. ALTAMPS LAND TITLE SURVEY, 301 & 22 ROUTE 41, PLATE 214 27 BLOCK 33, LOTS 4 & 23; BLOCK 40, LOT 2; MANHATTAN TOWNSHIP, SHERBROOKE, VERMONT. PREPARED BY CONSULTING ENGINEER SERVICES, DATED: 10/01/18.	CONDO UNIT 1 (HOSPITAL BUILDING)
2. AERIAL MAPPING FOR PLANNING REGULATION, DITHOMOTOGRAPHY.	CONDO UNIT 2 (MEDICAL WITS BUILDING)
	CONDO UNIT 3 (SURGERY CENTER BUILDING)
	CONDO UNIT 4 (PACIENT LANDS 4 & 33)
	CONDOS COMMON AREAS



OTHER BUSINESS:

The septic system in the Emergency Management building backed up into the restroom today. Ron had Central Septic Service come out to pump the tank. They found the main tank and discovered two seepage tanks. The main tank was full and they emptied it. However, the seepage tanks had nothing in them. They dug down to the pipe heading from the main tank to the first seepage tank. They found a break in the pipe. The pipe was full of dirt, blocking anything from getting through. Due to the condition of the pipe, Central recommended replacing the pipe from the main tank onto seepage tank #1 and seepage tank #2. A verbal estimate of \$4,000 was given to replace all of the pipe between the main tank and the two seepage tanks, inclusive of pipe, fittings, equipment and all labor. A written quote of \$3,975.00 was emailed to Patrick. Patrick stated he was going to have Public Works perform the repair.

PUBLIC COMMENT:

Public Comment period was opened and closed by regular motions, as there were no comments.

ADJOURN:

There being no further business to discuss or transact, the Mayor adjourned the meeting by regular motion at 1:47 PM.

Respectfully Submitted,

Esther A. Mitchell, Clerk