

WHY REDEVELOPMENT?

- PLAINFIELD TODAY IS NOT THE PLAINFIELD OF YESTERYEAR AND WE WOULD LIKE TO GET BACK THE LUSTER AND FISCAL VIABILITY OF WHAT PLAINFIELD WAS BEFORE IT DECLINED. WE WANT TO RETURN SHOPPERS TO THE DOWNTOWN, CREATING MORE JOBS AND IMPROVING THE LOCAL ECONOMY. WE WANT TO LIMIT THE INCREASE OF TAXES BY THE DEVELOPMENT OF MORE TAXABLE PROPERTIES. WE WANT TO BE ECONOMICALLY RESPONSIBLE AND WE CAN ACHIEVE THAT GOAL THROUGH REDEVELOPMENT.
- REDEVELOPMENT CAN BE AN EFFECTIVE PLANNING TOOL FOR PLAINFIELD TO ADDRESS DECLINING BUSINESS AREAS IN THE DOWNTOWN AND OUTLAYING AREAS AND INDUSTRIAL AREAS. WE WANT AND NEED YOUR INPUT INTO THE PROCESS, WHICH I WILL DESCRIBE, AND THE PLAN.
- WITH REDEVELOPMENT COMES CONTROL. WE HAVE MORE TOOLS TO CONTROL THE DEVELOPMENT OF THE MUNICIPALITY AND TO BUILD WHAT WE WANT RATHER THAN WHAT SOMEONE ELSE THINKS IS RIGHT FOR PLAINFIELD. WE , COLLECTIVELY, KNOW WHAT IS BEST FOR OUR TOWN AND CAN CREATE THOSE OPPORTUNITIES FOR US.
- TO TRANSFORM UNDERUTILIZED OR POORLY DESIGNED PROPERTIES INTO ECONOMICALLY VIABLE AND PRODUCTIVE AREAS THAT CREATE MORE TAX DOLLARS AND IMPROVE THE LOCAL ECONOMY AND CREATES MORE LOCAL JOBS.

WHAT ROLE DOES THE UCIA PLAY IN REDEVELOPMENT IN PLAINFIELD?

SELECTING THE REDEVELOPMENT ENTITY

- THE REDEVELOPMENT ENTITY IS THE PUBLIC AGENCY OR ENTITY THAT IS RESPONSIBLE FOR IMPLEMENTING THE REDEVELOPMENT PLAN AND ADMINISTERING REDEVELOPMENT PROJECTS WITHIN A DESIGNATED REDEVELOPMENT AREA.
- THE GOVERNING BODY HAS SOLE DISCRETION OVER THE DESIGNATION OF THE REDEVELOPMENT ENTITY.
- THE GOVERNING BODY HAS A RANGE OF OPTIONS IN SELECTING THE REDEVELOPMENT ENTITY.

- FOR EXAMPLE, THE GOVERNING BODY MIGHT CHOOSE TO BECOME THE ENTITY RESPONSIBLE FOR IMPLEMENTING THE REDEVELOPMENT PLAN FOR AN ENTIRE REDEVELOPMENT AREA.
- ALTERNATIVELY, IT MIGHT CHOOSE TO DELEGATE ITS REDEVELOPMENT POWERS TO ANOTHER PUBLIC ENTITY FOR ALL OR FOR A PORTION OF A REDEVELOPMENT AREA.
- THE GOVERNING BODY MAY DESIGNATE A LOCAL REDEVELOPMENT AGENCY, HOUSING AUTHORITY OR COUNTY IMPROVEMENT AUTHORITY AS THE LOCAL REDEVELOPMENT ENTITY.
- IF THE MUNICIPALITY CHOOSES TO DELEGATE ITS POWER TO ANOTHER ENTITY, HOWEVER, IT MUST ADOPT AN ORDINANCE DESIGNATING THE SEPARATE ENTITY TO CARRY OUT THE REDEVELOPMENT PLAN.

WHY DESIGNATE THE UCIA?

- THE CITY HAS ELECTED TO DESIGNATE THE UCIA AS ITS REDEVELOPMENT ENTITY FOR PROJECTS FOR A VARIETY OF REASONS:
 - THE UCIA HAS THE EXPERIENCE AND WHEREWITHAL, IN STAFF CONSULTANTS AND OTHER EXPERTS, TO ASSIST IN THE DEVELOPMENT OF NEEDS STUDIES, REDEVELOPMENT PLANS AND NEGOTIATE REDEVELOPER'S AGREEMENTS
 - THE UCIA HAS THE AUTHORITY TO PROVIDE FINANCING FOR PROJECTS
 - UCIA ASSUMES INITIAL COSTS ASSOCIATED WITH THE DEVELOPMENT OF STUDIES, PLANS AND AGREEMENTS AND RECOVERS THE COSTS FROM CITY-APPROVED REDEVELOPERS
- AS THE CITY'S REDEVELOPMENT ENTITY, UCIA PERFORMS ITS FUNCTIONS PURSUANT TO AN INTERLOCAL AGREEMENT WITH THE CITY AND ACTS AS THE CITY'S AGENT
- THE REMAINS ACTIVELY INVOLVED, AND GIVES DIRECTION TO UCIA, IN THE DEVELOPMENT OF STUDIES, PLANS AND AGREEMENTS
- ALL REDEVELOPMENT ACTIVITY IS ULTIMATELY SUBJECT TO THE CITY'S APPROVAL AT EACH STEP IN THE PROCESS
- CONSEQUENTLY, IN RELYING ON THE UCIA THE CITY HAS TAPPED A SUBSTANTIAL RESOURCE FOR REDEVELOPMENT AT NO COST TO THE CITY, WHILE STILL RETAINING ULTIMATE CONTROL OVER REDEVELOPMENT

HOW DOES REDEVELOPMENT WORK?

- REDEVELOPMENT IS A PLANNING PROCESS.
- FIRST THERE IS A PRELIMINARY INVESTIGATION OF A PARTICULAR AREA TO DETERMINE WHETHER THE IDENTIFIED AREA IS IN NEED OF REDEVELOPMENT. THE PLANNING BOARD CONDUCTS THE INVESTIGATION AND USES ESTABLISHED CRITERIA TO DETERMINE IF THE AREA IS IN NEED OF REDEVELOPMENT. THIS IS THE “NEEDS STUDY”. THE PUBLIC HAS AN OPPORTUNITY TO LEARN ABOUT THE INVESTIGATION AND TO VOICE THEIR OPINIONS ABOUT THE INVESTIGATION. THEN THE COUNCIL VOTES TO DESIGNATE THE AREA IN NEED OF REDEVELOPMENT. THERE IS ALSO AN OPPORTUNITY FOR THE PUBLIC TO COMMENT AT THE TIME THE COUNCIL VOTES TO DESIGNATE THE AREA IN NEED OF REDEVELOPMENT
- SECOND COMES THE REDEVELOPMENT PLAN. THE REDEVELOPMENT AGENCY PREPARES THE PLAN WITH THE HELP OF PLANNERS AND ENGINEERS. THERE WILL BE PUBLIC HEARINGS ABOUT THE PLAN AS WELL. THEN THE COUNCIL VOTES TO ADOPT THE REDEVELOPMENT PLAN. THERE IS ALSO AN OPPORTUNITY FOR THE PUBLIC TO COMMENT ON THE REDEVELOPMENT PLAN WHEN THE COUNCIL VOTES ON IT
- THIRD IS THE SELECTION OF A REDEVELOPER OR REDEVELOPERS TO IMPLEMENT THE PLAN. TO CONSTRUCT THE PLAN AND CREATE THE PROPERTIES. THERE IS ALSO THE PREPARATION OF A REDEVELOPER AGREEMENT WHICH DICTATES THE OBLIGATIONS OF THE REDEVELOPER. THE PUBLIC WILL HAVE AN OPPORTUNITY TO COMMENT ON THE REDEVELOPER AGREEMENT WHEN THE COUNCIL VOTES ON THE ACCEPTANCE OF THE AGREEMENT.

WHAT WILL AND WILL NOT CHANGE BY REDEVELOPMENT?

- WHAT IS NOT GOING TO CHANGE IS JUST AS IMPORTANT AS WHAT WILL CHANGE.
- WHAT WILL NOT CHANGE IS THE HISTORICAL DISTRICT. THE HOMES IN THE HISTORIC DISTRICT ARE GEMS WHICH MUST BE PROTECTED AND THEY WILL. WE DO NOT PLAN ON DISTURBING OR CHANGING THAT AREA AT ALL

- THERE IS NOT ONE PLAN BECAUSE THERE ARE TOO MANY AREAS WITH DIFFERENT NEEDS. THERE ARE GUIDELINES OF WHAT THE PARTICULAR AREAS SHOULD INCLUDE OR LOOK LIKE. FOR INSTANCE, WE ARE NOT ENVISIONING SKYSCRAPERS OR MAMMOUTH OFFICE COMPLEXES.
- PRIMARILY WE WANT TO IMPROVE THE COMMUNITY ALONG THE RAIL CORRIDOR WE WANT TO ADD TRANSIT STATIONS/VILLAGES WHICH COMBINE A TRAIN OR OTHER TRANSPORTATION STATION, RESIDENCES AND COMMERCIAL BUSINESSES, INCLUDING RESTAURANTS WHICH WOULD BUILD UP OUR DOWNTOWN BY ENCOURAGING PEOPLE TO WALK TO SHOPS, RESTAURANTS AND TRANSPORTATION.
- IN ORDER TO QUALIFY FOR A TRANSIT VILLAGE THERE MUST BE A MIXED USE DEVELOPMENT WITH A STRONG RESIDENTIAL COMPONENT WITHIN ¼ MILE TO A ½ MILE RADIUS OF A TRAIN STATION. THE GOAL IS TO ENCOURAGE FUTURE HOUSING, RETAIL AND COMMERCIAL GROWTH NEAR MASS TRANSIT IN THE HOPES OF REDUCING AUTO TRAFFIC AND THE COSTS OF EXTENDING PUBLIC INFRASTRUCTURE FACILITIES. BY CREATING A 'DESTINATION' SPOT NEAR MASS TRANSIT A PEDESTRIAN AND BICYCLE FRIENDLY DOWNTOWN WOULD BE CREATED. THE TRANSIT VILLAGE WOULD CATER TO THE HOUSING NEEDS OF YOUNG PROFESSIONAL AND EMPTY NESTERS WHO WOULD VALUE DIRECT ACCESS TO MASS TRANSIT. BECAUSE VERY FEW SCHOOL AGE CHILDREN ARE GENERATED , TRANSIT VILLAGES ARE EXTREMMELY TAX POSITIVE FOR THE MUNICIPALITY.

EXAMPLES OF PROJECTS AT VARIOUS STAGES OF THE REDEVELOPMENT PROCESS UNDER THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 et seq. ("LRHL")

DETERMINATION OF AN AREA IN NEED OF REDEVELOPMENT

NETHERWOOD STATION REDEVELOPMENT AREA

- THIS IS AN EXAMPLE OF AN AREA WHICH IS BEING STUDIED TO DETERMINE IF IT IS IN NEED OF REDEVELOPMENT
- CITY COUNCIL ADOPTED A RESOLUTION ON MAY 9, 2007 AUTHORIZING THE PLANNING BOARD TO DETERMINE WHETHER A PRESCRIBED AREA (SEE EXHIBIT) CONSTITUTES AN AREA IN NEED

OF REDEVELOPMENT PURSUANT TO THE CRITERIA SET FORTH IN THE LRHL

- THE PLANNING BOARD MUST:
 - PREPARE A MAP SHOWING THE BOUNDARIES OF THE PROPOSED REDEVELOPMENT AREA
 - SCHEDULE A DATE FOR A PUBLIC HEARING
 - TWICE PUBLISH NOTICE OF THE HEARING DATE
 - GIVE PERSONAL, MAILED NOTICE TO THE OWNERS OF PROPERTY WITHIN THE PROPOSED REDEVELOPMENT AREA OF THE HEARING DATE
 - CONDUCT A PUBLIC HEARING
 - MAKE A RECOMMENDATION CITY COUNCIL WHETHER OR NOT THE PRESCRIBED AREA CONSTITUTES AN AREA IN NEED OF REDEVELOPMENT UNDER THE CRITERIA SET FORTH IN THE LRHL
- CITY COUNCIL WILL RECEIVE THE PLANNING BOARD'S RECOMMENDATION AND MAY DESIGNATE THE AREA IN NEED OF REDEVELOPMENT BY RESOLUTION
- *NO REDEVELOPMENT ACTIVITY, INCLUDING THE CONDEMNATION OF PROPERTY, MAY BE UNDERTAKEN, HOWEVER, UNTIL A REDEVELOPMENT PLAN IS PREPARED AND ADOPTED BY THE CITY, BY ORDINANCE, AS PRESCRIBED UNDER THE LRHL*

PREPARATION AND ADOPTION OF A REDEVELOPMENT PLAN

EXPANDED NORTH AVENUE REDEVELOPMENT AREA

- THIS IS AN EXAMPLE OF AN AREA WHICH HAS BEEN DETERMINED TO BE IN NEED OF REDEVELOPMENT BUT FOR WHICH THERE IS NO REDEVELOPMENT PLAN (SEE EXHIBIT OF AREA)
- FOLLOWING THE PLANNING BOARD'S RECOMMENDATION THAT THE DESIGNATED AREA IS IN NEED OF REDEVELOPMENT, (AFTER THE ABOVE-DESCRIBED PROCESS WAS COMPLETED), CITY COUNCIL ADOPTED A RESOLUTION ON JUNE 20, 2007 DETERMINING THAT THE AREA IS IN NEED OF REDEVELOPMENT
- THIS ALLOWS FOR A REDEVELOPMENT PLAN TO BE PREPARED TO GOVERN HOW THE AREA MAY BE REDEVELOPED
- WHILE A REDEVELOPMENT PLAN CURRENTLY EXISTS FOR THE PREVIOUSLY DELINEATED NORTH AVENUE REDEVELOPMENT AREA, BECAUSE THAT AREA HAS BEEN EXPANDED, A NEW OR AMENDATORY PLAN MUST BE PREPARED AND ADOPTED PURSUANT TO ALL OF THE REQUIREMENTS OF THE LRHL

- A REDEVELOPMENT PLAN MAY BE PREPARED AT THE DIRECTION OF THE CITY COUNCIL (IN WHICH CASE IT IS REFERRED TO THE PLANNING BOARD FOR REVIEW AND COMMENT) OR CITY COUNCIL MAY DIRECT THE PLANNING BOARD TO PREPARE A REDEVELOPMENT PLAN FOR CITY COUNCIL'S CONSIDERATION
- THE PLANNING BOARD, IN EITHER EVENT, WILL HOLD PUBLIC HEARINGS ON THE PROPOSED PLAN
- MOREOVER, THE REDEVELOPMENT PLAN IS NOT EFFECTIVE UNTIL IT IS ADOPTED *BY ORDINANCE* BY THE CITY COUNCIL – WHICH REQUIRES TWO READINGS OF THE ORDINANCE AND A PUBLIC HEARING BEFORE CITY COUNCIL
- A REDEVELOPMENT PLAN *MUST* CONTAIN, UNDER THE LRHL, AN OUTLINE FOR THE REDEVELOPMENT OR REHABILITATION OF THE PROJECT AREA SUFFICIENT TO INDICATE:
 - THE PLAN'S RELATIONSHIP TO DEFINITE LOCAL OBJECTIVES REGARDING SUCH THINGS AS LAND USES, TRAFFIC, PUBLIC TRANSPORTATION AND PUBLIC IMPROVEMENTS
 - PROPOSED LAND USES AND BUILDING REQUIREMENT
 - PROVISION FOR TEMPORARY OR PERMANENT RELOCATION, AS NECESSARY, FOR DISPLACED RESIDENTS
 - AN IDENTIFICATION OF PROPERTY WITHIN THE REDEVELOPMENT AREA WHICH MAY BE ACQUIRED
 - ANY SIGNIFICANT RELATIONS HIP TO ADJOINING TOWN'S MASTER PLANS, THE COUNTY MASTER PLAN AND THE STATE PLAN
 - WHETHER THE PLAN SUPERSEDES OR OVERLAYS EXISTING ZONING
- HERE, THE CITY'S REDEVELOPMENT AGREEMENT WITH LANDMARK DEVELOPMENT, THE DESIGNATED REDEVELOPER FOR THE INITIAL REDEVELOPMENT AREA, PROVIDES THAT LANDMARK HAS THE RIGHT TO MAKE A FIRST PROPOSAL FOR THE EXPANDED REDEVELOPMENT AREA
- ACCORDINGLY, THE CITY WILL ENTERTAIN A PROPOSAL FROM LANDMARK AND MAY DIRECT THE PREPARATION OF A REDEVELOPMENT PLAN CONSISTENT WITH THE CITY'S GOALS
- *NO REDEVELOPMENT ACTIVITY MAY PROCEED IN THE EXPANDED AREA UNTIL A REDEVELOPMENT PLAN HAS BEEN REVIEWED AND RECOMMENDED BY THE PLANNING BOARD AND ADOPTED BY ORDINANCE BY THE CITY COUNCIL*
- *ADDITIONALLY, NO PROJECT MAY BE UNDERTAKEN UNTIL A REDEVELOPER'S AGREEMENT IS ENTERED INTO BETWEEN THE CITY AND THE REDEVELOPER AND SITE PLAN APPROVAL FOR THE PROJECT IS GRANTED BY THE PLANNING BOARD*

NEGOTIATION AND EXECUTION OF A REDEVELOPER'S AGREEMENT

TEPPERS II REDEVELOPMENT PROJECT MARINO'S TRACT PROJECT SENIOR CITIZENS CENTER PROJECT

- THESE ARE EXAMPLES OF PROJECTS WHERE A REDEVELOPMENT PLAN HAS BEEN ADOPTED AND A REDEVELOPER CONDITIONALLY SELECTED BY THE CITY SUBJECT TO THE EXECUTION OF A REDEVELOPER'S AGREEMENT
- A REDEVELOPER'S AGREEMENT SETS FORTH THE GENERAL TERMS AND CONDITIONS GOVERNING THE IMPLEMENTATION OF THE PROJECT
- THE LRHL ONLY PRESCRIBES THAT A REDEVELOPER'S AGREEMENT MUST CONTAIN THE FOLLOWING:
 - A COVENANT THAT THE OWNER WILL ONLY CONSTRUCT THOSE USES PERMITTED IN THE REDEVELOPMENT PLAN
 - A PROVISION THAT THE OWNER WILL BEGIN THE BUILDING OF THE IMPROVEMENTS WITHIN A SPECIFIED PERIOD OF TIME
 - A PROVISION THAT THE REDEVELOPER IS WITHOUT THE POWER TO SELL, LEASE, OR TO OTHERWISE TRANSFER THE REDEVELOPMENT AREA OR PROJECT WITHOUT MUNICIPAL CONSENT
 - A PROVISION THAT, UPON COMPLETION OF THE REQUIRED IMPROVEMENTS, THE AREA IS NO LONGER IN NEED OF REDEVELOPMENT AND NOT SUBJECT TO CONDEMNATION
- HOWEVER THE CITY'S REDEVELOPER'S AGREEMENT ARE FAR MORE EXPANSIVE AND TYPICALLY CONTAIN AT LEAST:
 - A PROJECT DESCRIPTION
 - A DETAILED PROJECT SCHEDULE
 - A PLAN FOR INFRASTRUCTURE
 - ACQUISITION PROVISIONS
 - RELOCATION PROVISIONS
 - SITE PLAN REQUIREMENTS, INCLUDING MUNICIPAL REVIEW OF PLANS
 - ENVIRONMENTAL REMEDIATION PROVISIONS
 - AFFORDABLE HOUSING PROVISIONS
 - GENERAL DEVELOPMENT REQUIREMENTS
 - FINANCING REQUIREMENTS
 - PROVISIONS GOVERNING PROJECT APPROVALS
 - MUNICIPAL OVERSIGHT
 - DEFAULT PROVISIONS

- CERTIFICATES OF COMPLETION
 - REDEVELOPER COVENANTS AND WARRANTIES
 - INSURANCE AND INDEMNIFICATION REQUIREMENTS
 - FIRST SOURCE EMPLOYMENT REQUIREMENTS
 - TERMINATION RIGHTS
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- A REDEVELOPER AGREEMENT IS ENTERED INTO WITH THE CITY UPON APPROVAL BY CITY COUNCIL AT A PUBLIC MEETING
 - *IMPORTANTLY, EVERY PROJECT MUST ALSO OBTAIN SITE PLAN APPROVAL FROM THE PLANNING BOARD WHICH EXERCISES ITS STATUTORY AUTHORITY TO ENSURE SITE-SPECIFIC REQUIREMENTS ARE MET*