

**Mayor and Common Council**

38 Park Avenue  
Flemington, NJ 08822

Meeting: 01/25/21 07:00 PM  
Department: Clerk of the Borough  
Category: Financial Approval  
Prepared By: Sallie Graziano  
Initiator: Sallie Graziano  
Sponsors:

**SCHEDULED**

**RESOLUTION 2021-46**

DOC ID: 3414

---

---

**Authorizing the Retention of Beacon Planning to Undertake a Financial Analysis of the Economic Impact of a Redevelopment Proposal and Proposed Financial Agreement**

**WHEREAS**, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. ("LRHL") the Borough of Flemington ("Borough") designated approximately 5.6 acres of property within the Borough as area in need of redevelopment ("Redevelopment Area"); and

**WHEREAS**, Block 5, Lots 1 & 2 ("Project Area") are within the Redevelopment Area; and

**WHEREAS**, by Ordinance 2017-1, on February 13, 2017, the Borough adopted a redevelopment plan that included the Redevelopment Area which plan is known as the Global Agway Redevelopment Plan ("Redevelopment Plan"); and

**WHEREAS**, the Borough has entered into a Conditional Designation and Escrow Agreement by and between the Borough of Flemington and Captiva Main Street LLC ("Redeveloper") for the potential redevelopment of the Project Area (the "Agreement"); and

**WHEREAS**, the terms and provisions of the Agreement provide that the Redeveloper is obligated to fund an escrow account from which costs incurred by the Borough in negotiating a redevelopment agreement are to be paid ("Escrow"); and

**WHEREAS**, the Redeveloper has proposed that the Borough and Redeveloper enter into a Financial Agreement as part of the redevelopment of the Project Site; and

**WHEREAS**, it is the desire of the Borough to determine what impact the proposed redevelopment will have on the Borough and what fiscal impact the proposed Financial Agreement may have on the Borough; and

**WHEREAS**, in order to undertake the financial analysis regarding the proposed redevelopment, the Borough desires to retain the services of a financial consultant with experience in analyzing the financial impact of development proposals; and

**WHEREAS**, the Borough has received a proposal from Beacon Planning and Consulting Services, LLC, 315 State Highway 34, Suite 129, Colts Neck, New Jersey 07722 ("Beacon Planning") to undertake an analysis of the impact of the redevelopment project and Financial Agreement, a copy of which is attached to this Resolution; and

**WHEREAS**, the Borough has determined that Beacon Planning has the requisite experience to provide the necessary review and analysis to the Borough; and

**WHEREAS**, the Borough desires to retain the services of Beacon Planning to undertake such financial analysis of the proposed redevelopment project and Financial Agreement, with the fees for such work to be paid from the Escrow; and

**WHEREAS**, funds are or will be available for this purpose; and

**NOW, THEREFORE BE IS RESOLVED** by the Council of the Borough of Flemington, County of Hunterdon, State of New Jersey, as follows:

1. The Mayor and any appropriate officers of the Borough of Flemington are authorized to execute the attached proposal submitted by Beacon Planning to undertake the financial analysis set forth in this Resolution, with the compensation to be paid from the Escrow.
2. The terms of the attached proposal submitted by Beacon Planning be and hereby are approved.
3. The contract with Beacon Planning constitutes a “professional service” under the provision of the Local Public Contracts Law because of the specialized training, education, experience and specialized knowledge needed for this position and pursuant to a “fair and open” process as provided in N.J.S.A. 19:44A-20.4, et seq.

Adopted: January 25, 2021

Attest:

---

Betsy Driver, Mayor

---

Sallie Graziano, Borough Clerk

**CLERK'S CERTIFICATION**

I, Sallie Graziano, Borough Clerk of the Borough of Flemington, County of Hunterdon, State of New Jersey, hereby certify this to be a true copy of a resolution adopted by the Borough Council on January 25, 2021.

---

Sallie Graziano, RMC, Borough Clerk