

RESOLUTION NO. 2022- 416

RESOLUTION AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY COUNCIL OF THE CITY OF VINELAND AS THE REDEVELOPMENT ENTITY AND LI ENTERPRISES, LLC; RU MEI WANG AND TIAN PING ZHENG OR THEIR ASSIGNEES, FOR PROPERTY KNOWN AS BLOCK 4003 LOT 23 ON THE TAX MAP OF THE CITY OF VINELAND.

WHEREAS, City Council has adopted the Center City Redevelopment Plan as part of the redevelopment of the downtown area of the City which consists of several districts including the Landis Avenue Main Street (LMS) District; and

WHEREAS, Li Enterprises, LLC; is the owner of 703 E. Landis Avenue, Block 4003, Lot 1, and Ru Mei Wang and Tian Ping Zheng are the owners of 707 E. Landis Avenue, Block 4003, Lot 2, both of which contain commercial units on the ground floor and residential units on the upper floor(s); and

WHEREAS, the City of Vineland is the owner of 7 S. Seventh Street, Block 4003, Lot 23, which is vacant land located in the Landis Avenue Main Street District directly behind 703 E. Landis Avenue and 707 E. Landis Avenue. Li Enterprises, LLC. Ru Mei Wang and Tian Ping Zheng have jointly requested the City sell 7 S. Seventh Street to them for the purpose of developing the lot as a residential parking lot for use by the tenants occupying 703 E. Landis and 707 E. Landis Avenue; and

WHEREAS, private development of 7 S. Seventh Street as a residential parking lot will place the property back on the tax rolls and provide off street parking and overnight parking for the residential tenants of 703 E. Landis Avenue, and 707 E. Landis Avenue; and

WHEREAS, parking is a permitted use in the Landis Avenue Main Street District; and site plan for the project has received final approval of the City of Vineland Planning Board; and

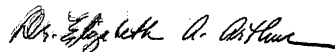
WHEREAS, City Council finds it to be in the best interest of the City to enter into a Redevelopment Agreement with Li Enterprises, LLC, Ru Mei Wang and Tian Ping Zheng for the redevelopment of 7 S. Seventh Street in the form and substance of the Redevelopment Agreement attached hereto.

WHEREAS, City Council finds it to be in the best interest of the City to appoint Li Enterprises, LLC; and Ru Mei Wang and Tian Ping Zheng of 7 S. Seventh Street as the Redevelopers in accordance with the Redevelopment Agreement attached hereto.

WHEREAS, City Council finds it to be in the best interest of the City to sell 7 S. Seventh Street to Li Enterprises, LLC; and Ru Mei Wang and Tian Ping for \$5,000.00 to allow them to redevelop the property as a residential parking lot in accordance with the site plan approved by the Planning Board and the attached Redevelopment Agreement; and

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Vineland that the Council President is authorized to execute a Redevelopment and Purchase and Sale Agreement in the form and substance as attached hereto and made a part hereof.

Adopted: September 27, 2022



President of Council eaa

ATTEST:



City Clerk kp