

**MANSFIELD TOWNSHIP  
BURLINGTON COUNTY**

**RESOLUTION 2023-9-7**

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF  
MANSFIELD APPROVING THE ASSIGNMENT AND ASSUMPTION OF THE  
REDEVELOPMENT AGREEMENT, AND CONSENT TO TRANSFER OF THE  
PROPERTY FROM EP MANSFIELD LLC TO ELION MANSFIELD URBAN  
RENEWAL LLC FOR THE ELION REDEVELOPMENT PROJECT, BLOCK 30, LOTS  
9.02, 10, 11, 12 AND 13.02 IN THE TOWNSHIP OF MANSFIELD**

**WHEREAS**, on November 18, 2020, the Mansfield Township Committee adopted Resolution 202-11-5 designating Elion Acq, LLC as the Redeveloper of property in Mansfield Township known as Block 30, Lots 9.02, 10, 11, 12 & 13.02 (the “Property”) and further authorized the Township and Township Committee collectively to enter into the Redevelopment Agreement (the “Redevelopment Agreement”) whereby Redeveloper agreed to construct a warehouse, trucking and/or distribution facility, including an area along the highway frontage for commercial development, and related site improvements, in accordance with the Redevelopment Plan, as that term is defined in the Redevelopment Agreement (the “Project”); and

**WHEREAS**, by adoption of Resolution 2022-6-26 on June 15, 2022, the Township Committee approved the transfer of the Property, and the assignment of the Redevelopment Agreement, from Elion Acq, LLC to EP Mansfield LLC, and designated EP Mansfield LLC as the Redeveloper of the Property; and

**WHEREAS**, by adoption of Ordinance 2023-10, on July 19, 2023, the Township Committee approved a pilot financial agreement for the Project pursuant to the New Jersey Long Term Tax Exemption Law (“LTTEL”), N.J.S.A. 40A:20-1 *et. seq.*; and

**WHEREAS**, pursuant to the LTTEL, N.J.S.A. 40A:20-4, a municipality may enter into a pilot financial agreement only with a duly organized urban renewal entity specifically created for the undertaking of a project set forth in a redevelopment plan adopted by the governing body pursuant to the “Local Redevelopment and Housing Law”.); and

**WHEREAS**, pursuant to the statute, the redeveloper has therefore duly organized and formed an urban renewal entity, Elion Mansfield Urban Renewal LLC, and said URE has entered into the aforesaid pilot financial agreement with the Township; and

**WHEREAS**, EP Mansfield, LLC is therefore legally required to transfer ownership of the Property and the Project to Elion Mansfield Urban Renewal LLC and to assign all of rights, responsibilities and obligations in the Redevelopment Agreement to Elion Mansfield Urban Renewal LLC, and for Elion Mansfield Urban Renewal LLC to assume all of the said rights, responsibilities and obligations; and

**WHEREAS**, the Assignment and Assumption of the Redevelopment Agreement is permitted by and subject to the terms of Part II, Section 8.c of the Redevelopment Agreement, which requires the consent of the Township; and

**WHEREAS**, to ratify and to give effect to the pilot financial agreement for the Project, as approved by Ordinance 2023-10, effective as of July 19.2022, it is necessary for the Township Committee to approve the transfer of the Property, the assignment and assumption of the Redevelopment Agreement and the designation of Elion Mansfield Urban Renewal LLC, as the Redeveloper of the Property.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Mansfield, County of Burlington and State of New Jersey, as follows:

1. Pursuant to the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “LRHL”), the Township hereby designates Elion Mansfield Urban Renewal LLC as Redeveloper of the Property, subject to all of the terms and conditions of the Redevelopment Agreement, as amended.
2. Pursuant to the provisions of the LRHL, and as required by the LTTEL, N.J.S.A. 40A:20-4, the Township hereby consents to the transfer of ownership of the Property to Elion Mansfield Urban Renewal LLC.
3. Pursuant to the terms of the Redevelopment Agreement, and to ratify and to give effect to the pilot financial agreement for the Project, as approved by Ordinance 2023-10, effective as of July 19.2022, the Township hereby approves and consents to the assignment and assumption of the Redevelopment Agreement to Elion Mansfield Urban Renewal LLC.
4. The terms of this Resolution, and the consents and approvals herein, are subject to Elion Mansfield Urban Renewal LLC fully complying with all of the terms, conditions and covenants of the Redevelopment Agreement and fully performing all of the prospective liabilities, obligations and duties as the Redeveloper under the Redevelopment Agreement.
5. The Mayor and Clerk are authorized to execute and deliver any additional documents as are necessary to implement and carry out the intent of this Resolution.

**MOTION: TALLON**

**SECOND: SISZ**

**ROLL CALL VOTE**

**AYE: TALLON, SISZ, MOJENA**

**NAY: NONE**

**ABSENT: GOLENDIA, BOYD**

**ABSTAIN: NONE**

### **CERTIFICATION**

**I, LINDA SEMUS, RMC, CMR**, Municipal Clerk of the Township of Mansfield, County of Burlington, State of New Jersey, do hereby certify the foregoing to be a true and accurate copy of the Resolution adopted by the Township Committee of the Township of Mansfield, County of Burlington, State of New Jersey, at their regular meeting held on September 20, 2023.

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**LINDA SEMUS, RMC, CMR,**  
**Municipal Clerk**

