

**CITY OF CAMDEN REDEVELOPMENT AGENCY**  
**RESOLUTION SUMMARY**

Economic Development

Resolution No.: 12-09-15A

Resolution Title:

**Resolution Designating NFI Real Estate as the Redeveloper of Block 1279.01 Lots 1 & 5 of the City of Camden Tax Map and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper for the Development of a Food Production Facility on the Property**

Project Summary:

- The CRA is the owner of two parcels of land, totally 0.67 acres at the intersection of Haddon Avenue and Old White Horse Pike in the Eastern Edge Redevelopment Area of the Whitman Park Neighborhood.
- The Properties are separated by a 25 foot-wide privately-owned lot.
- The Redeveloper is in the process of acquiring adjacent privately-owned parcels and proposes to develop the consolidated site as a 71,000 square foot food production facility

Purpose of Resolution:

- Designate a Redeveloper
- Authorize a Cost Agreement
- Authorize a Redevelopment Agreement

Award Process:

N/A

Cost:

TBD

Total Project Cost:

TBD

Source of Funds:

Redeveloper

12-09-15A

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**WHEREAS**, The City of Camden Redevelopment Agency (CRA) is charged with the duty of redevelopment throughout the City of Camden; and

**WHEREAS**, the City Council of the City of Camden (“City Council”) adopted the Eastern Edge Redevelopment Plan (“Redevelopment Plan”) to “enhance the marketability and aesthetic integrity” of the Eastern Edge Redevelopment Area (“Redevelopment Area”); and

**WHEREAS**, the Local Redevelopment and Housing Law (“LRHL”) authorizes the CRA to enter into agreements with redevelopers to undertake redevelopment projects forming a part of or in furtherance of the Plan; and

**WHEREAS**, NFI Real Estate (“the Redeveloper”) proposes to develop a new 71,000 square foot food production facility on parcels located adjacent to the present intersection of Haddon Avenue and Old White Horse Pike; and

**WHEREAS**, the Redeveloper desires to acquire the CRA owned property located on Block 1279.01 Lots 1 & 5 of the City of Camden Tax Map and known as 1775 Haddon Avenue (the “CRA Property”) for the fair market value of the property in order to complete the site assembly.

**NOW, THEREFORE, BE IT RESOLVED**, by the governing body of the City of Camden Redevelopment Agency that NFI Real Estate is hereby designated as Redeveloper of property designated as Block 1279.01 Lots 1 & 5 of the City of Camden Tax Map, for purposes of entering into an acceptable Cost Agreement and acceptable Redevelopment Agreement which designation shall include the right to purchase the CRA Property from the CRA and which designation shall expire December 31, 2016 if an acceptable Redevelopment Agreement is not executed or if the designation is not extended in writing by the CRA prior to the deadline; and

**BE IT FUTHER RESOLVED**, that the Executive Director, a duly authorized representative of the City of Camden Redevelopment Agency, is hereby authorized and directed to negotiate and enter into a Cost Agreement with the Redeveloper which will obligate the Redeveloper to pay the legal, appraisal, title and survey costs that the CRA incurs in connection with the negotiation of the proposed Redevelopment Agreement; and

**BE IT FUTHER RESOLVED**, that the Executive Director is hereby authorized and directed to negotiate and enter into a redevelopment agreement with the Redeveloper that includes the terms set forth in this resolution and to perform the obligations of the CRA under such agreement including the sale of the CRA Property to the Redeveloper and

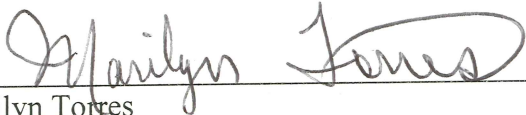
**BE IT FUTHER RESOLVED**, that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

12-09-15A (cont'd)

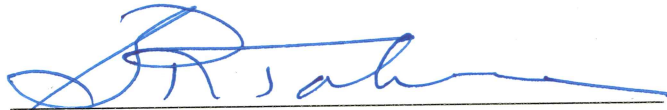
ON MOTION OF: Sheila Davis

SECONDED BY: Jose J. Ramos

| COMMISSIONER        | AYES | NAYS | ABSTENTIONS |
|---------------------|------|------|-------------|
| Marilyn Torres      | ✓    |      |             |
| Vance Bowman        | ✓    |      |             |
| Kenwood Hagamin, Jr | ✓    |      |             |
| Sheila Davis        | ✓    |      |             |
| Jose J. Ramos       | ✓    |      |             |
| Maria Sharma        | ✓    |      |             |



Marilyn Torres  
Chairperson



ATTEST:

Sandra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.  
Board Counsel