

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing Development
Companion Resolution

Resolution No.: 02-04-15A

Resolution Title:

Resolution Authorizing an Amendment to a Joint Venture Agreement Regarding the Housing Implementation Entity for the Choice Neighborhoods Initiative Implementation Grant Program

Project Summary:

- The City of Camden and the Housing Authority of the City of Camden (“HACC”) will apply on February 8, 2015 to the U.S. Department of Housing and Urban Development (“HUD”) for the Choice Neighborhoods Initiatives Implementation Grant Program (the “CNI Grant Program”) for up to 30 million dollars in grant funds.
- The CNI Grant Program application is **focused on three Core Area Components: Housing, People, and Neighborhoods.** A Transformation Plan is the guiding document for directing placed based initiatives that will transform the surrounding neighborhood and targeting programs for positive outcomes for families.
- In 2012, HUD awarded the HACC, a \$300,000 Federal Choice Neighborhoods Planning Grant to prepare a comprehensive neighborhood revitalization strategy to achieve the core area goals (the “Mt. Ephraim South Choice Transformation Plan”).
- By resolution 01-14-15D The CRA authorized a joint venture agreement with Michaels Development Company, I, L.P. (“Michaels”) and/or its permitted assignee to permit CRA and Michaels to act jointly as the Housing Implementation Entity, who is responsible for implementing the Housing component of the Transformation Plan and financially responsible for developing the housing and the long-term asset management of the housing. Pursuant to the approved Joint Venture Agreement with Michaels, CRA will be responsible for the development of infill for sale housing for the properties set forth on Exhibits A and B. and Michaels will be responsible for the development of rental housing for the remainder of the project.
- Since the adoption of resolution 01-14-15D, the City and HACC have determined that it is necessary to include additional property as part of the CNI Grant Program which property is owned by Conifer Realty LLC and known as Block 1394, Lot 2.03 of the Camden City Tax Map (the Conifer Property”)
- The Conifer Property is proposed to be developed by Conifer into 50 residential units
- In order to include the Conifer Property as part of the CNI Grant Program, Conifer must be named as an additional entity as part of the Housing Implementation Entity and therefore must also be a party to the Joint Venture Agreement that was previously approved between CRA and Michaels

02-04-15A (cont'd)

- This resolution authorizes an amendment to the joint venture agreement approved by CRA resolution 01-14-15D to add Conifer as a party to the agreement.
- Under the revised joint venture agreement Conifer would be responsible for development of the Conifer Property only and would have no role in development of the CRA Property or the HACC Property. Under the revised joint venture agreement CRA would also be responsible for administering all grant funds that are applied to the development of the Conifer Property and would be responsible for the monitoring of the development of the Conifer Property and would receive compensation for such roles.

Purpose of Resolution:

To authorize an amendment to the Joint Venture Agreement Regarding the Housing Implementation Entity for the Choice Neighborhoods Initiative Implementation Grant Program to Add Conifer Realty, LLC as a party to the agreement.

Award Process:

N/A

Cost Not To Exceed:

N/A

Total Project Cost:

Up to \$30 Million

Source of Funds: Choice Neighborhoods Initiative Implementation Grant Program

02-04-11A

Resolution Authorizing an Amendment to a Joint Venture Agreement Regarding the Housing Implementation Entity for the Choice Neighborhoods Initiative Implementation Grant Program

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

WHEREAS, the Council of the City of Camden (the "City Council") adopted, in accordance with the Local Redevelopment and Housing Law, 40A: 12A-1 et seq. ("LRHL"), an ordinance approving the Centerville Redevelopment Plan and will consider an ordinance approving a Whitman Park Redevelopment Plan as to certain land in the Centerville and Whitman Park Neighborhoods of the City of Camden and more particularly described therein (collectively, the "Redevelopment Areas"); and

WHEREAS, the City Council designated the CRA as the redevelopment entity pursuant to the LRHL to implement redevelopment plans and carry out redevelopment projects within the Redevelopment Areas; and

WHEREAS, the City of Camden and the Housing Authority of the City of Camden ("HACC") will apply to the U.S. Department of Housing and Urban Development ("HUD") in February 2015 under its Choice Neighborhoods Initiative - Implementation Grant Program (the "CNI Grant Program Application") for a grant of up to 30 million dollars to implement the Mt. Ephraim South Transformation Plan; and

WHEREAS, by resolution 01-14-15D The CRA authorized a joint venture agreement with Michaels Development Company, L.P. ("Michaels") and/or its permitted assignee to permit CRA and Michaels to act jointly as the Housing Implementation Entity, who is responsible for implementing the Housing component of the Transformation Plan and financially responsible for developing the housing and the long-term asset management of the housing; and

WHEREAS, pursuant to the approved Joint Venture Agreement with Michaels, CRA will be responsible for the development of infill for sale housing for the properties set forth on Exhibits A and B and Michaels will be responsible for the development of rental housing for the remainder of the project; and

02-04-15A (cont'd)

WHEREAS, since the adoption of resolution 01-14-15D, the City and HACC have determined that it is necessary to include additional property as part of the CNI Grant Program which property is owned by Conifer Realty LLC and known as Block 1394, Lot 2.03 of the Camden City Tax Map (the Conifer Property"); and

WHEREAS, the Conifer Property is proposed to be developed by Conifer into 50 residential units; and

WHEREAS, in order to include the Conifer Property as part of the CNI Grant Program, Conifer must be named as an additional entity as part of the Housing Implementation Entity and therefore must also be a party to the Joint Venture Agreement that was previously approved between CRA and Michaels; and

WHEREAS, under the revised joint venture agreement Conifer would be responsible for development of the Conifer Property only and would have no role in development of the CRA Property or the HACC Property; and

WHEREAS, also under the revised joint venture agreement CRA would be responsible for administering all grant funds that are applied to the development of the Conifer Property and for the monitoring of the development of the Conifer Property and would receive compensation for such roles.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency, that the Executive Director of the City of Camden Redevelopment Agency, a duly authorized representative of the Agency, is hereby authorized and directed to negotiate the terms and conditions and to enter into an amendment to the joint venture agreement previously approved by the Board under Resolution 01-14-15D to add Conifer Realty, LLC as a party to the joint venture agreement pursuant to the terms set forth in this Resolution and such other terms and conditions that the Executive Director, in the exercise of her judgment, deems necessary and in the best interests of the CRA; and


BE IT FURTHER 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.

02-04-15A (cont'd)

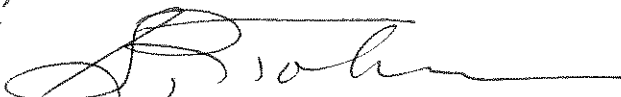
ON MOTION OF: Maria Sharma

SECONDED BY: Jose Javier Ramos

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Vance Bowman	✓		
Kenwood Hagamin, Jr	✓		
Jose Vazquez			
Mirta L. Nieves	✓		
Jose J. Ramos	✓		
Maria Sharma	✓		




Marilyn Torres
Chairperson

ATTEST: 

Saundra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.
Board Counsel

Exhibit A
Properties Acquired by the City of Camden Pursuant to the Abandoned
Properties Act
Centerville and Whitman Park

#	Block	Lot	Address	Owner
1	554	90	1742 TIOGA ST	City of Camden
2	554	91	1744 TIOGA ST	City of Camden
3	555	23	1805 MULFORD ST	City of Camden
4	556	75	1807 TIOGA ST	City of Camden
5	556	76	1809 TIOGA ST	City of Camden
6	556	78	1813 TIOGA ST	City of Camden
7	556	79	1815 TIOGA ST	City of Camden
8	556	80	1817 TIOGA ST	City of Camden
9	556	83	1823 TIOGA ST	City of Camden
10	556	85	1827 TIOGA ST	City of Camden
11	556	87	1834 MULFORD ST	City of Camden
12	1328	41	1165 WHITMAN AVE	City of Camden
13	1328	42	1161 WHITMAN AVE	City of Camden
14	1328	45	1155 WHITMAN AVE	City of Camden
15	1333	52	1265 WHITMAN AVE	City of Camden
16	1333	60	1245 WHITMAN AVE	City of Camden
17	1333	64	1237 WHITMAN AVE	City of Camden
18	1333	73	1217 WHITMAN AVE	City of Camden
19	1333	78	1207 WHITMAN AVE	City of Camden
20	1333	79	1205 WHITMAN AVE	City of Camden
21	1343	101	1236 WHITMAN AVE	City of Camden
22	1343	102	1234 WHITMAN AVE	City of Camden
23	1343	106	1222 WHITMAN AVE	City of Camden
24	1343	135	1239 EVERETT ST	City of Camden
25	1343	141	1225 EVERETT ST	City of Camden
26	1343	147	1476 LOUIS ST	City of Camden

27	1343	148	1478 LOUIS ST	City of Camden
28	1343	149	1480 LOUIS ST	City of Camden
29	1343	150	1482 LOUIS ST	City of Camden
30	1344	40	1234 EVERETT ST	City of Camden
31	1344	48	1204 EVERETT ST	City of Camden
32	1345	173	1529 NORRIS ST	City of Camden
33	1345	174	1531 NORRIS ST	City of Camden
34	1350	60	1328 THURMAN ST	City of Camden

Centerville and Whitman Park

Property List (cont.)

#	Block	Lot	Address	Owner
35	1350	63	1336 THURMAN ST	City of Camden
36	1350	122	1548 NORRIS ST	City of Camden
37	1354	3	1555 NORRIS ST	City of Camden
38	1354	4	1557 NORRIS ST	City of Camden
39	1354	5	1559 NORRIS ST	City of Camden
40	1354	6	1561 NORRIS ST	City of Camden
41	1354	38	1251 CHASE ST	City of Camden
42	1354	42	1243 CHASE ST	City of Camden
43	1354	48	1227 CHASE ST	City of Camden
44	1355	66	1244 CHASE ST	City of Camden
45	1355	68	1238 CHASE ST	City of Camden
46	1355	118	1296 CHASE ST	City of Camden
47	1355	173	1281 JACKSON ST	City of Camden
48	1356	3	1605 NORRIS ST	City of Camden
49	1356	4	1607 NORRIS ST	City of Camden
50	1356	5	1609 NORRIS ST	City of Camden
51	1357	28	1566 NORRIS ST	City of Camden
52	1361	48	1674 MT EPHRAIM AVE	City of Camden
53	1363	51	1238 CARL MILLER BLVD	City of Camden
54	1363	55	1228 CARL MILLER BLVD	City of Camden
55	1363	83	1700 MT EPHRAIM AVE	City of Camden
56	1364	182	1279 DECATUR ST	City of Camden
57	1364	185	1287 DECATUR ST	City of Camden
58	1364	187	1293 DECATUR ST	City of Camden
59	1367	69	1301 DECATUR ST	City of Camden
60	1369	50	1765 NORRIS ST	City of Camden

61	1369	61	1767 NORRIS ST	City of Camden
62	1369	62	1769 NORRIS ST	City of Camden
63	1369	64	1773 NORRIS ST	City of Camden
64	1373	4	1764 NORRIS ST	City of Camden
65	1373	9	1770 NORRIS ST	City of Camden

**EXHIBIT B
CRA Owned Property
Centerville**

#	Block	Lot	Address
1	582	18	ES 9th 240 S of Chelton
2	582	17	ES 9th 220 S of Chelton
3	582	28	WS Miller 240 S Chelton
4	582	27	WS Miller 220 S Chelton
5	582	26	WS Miller 200 S Chelton
6	582	25	WS Miller 180 S Chelton
7	582	24	WS Miller 160 S Chelton
8	582	23	WS Miller 140 S Chelton
9	582	22	WS Miller 120 S Chelton
10	582	21	WS Miller 100 S Chelton
11	582	17	WS S 9th 280 S Jefferson
12	582	42	SS Chelton 20 E of Miller
13	579	19	ES 9th 260 S of Jefferson
14	579	20	ES 9th 280 S of Jefferson
15	579	18	ES 9th 240 S of Jefferson
16	579	17	ES 9th 220 S of Jefferson
17	579	16	ES 9th 200 S of Jefferson
18	579	15	2024 S 9th
19	579	14	2022 S 9th St
20	579	13	ES 9th 140 S of Jefferson
21	579	12	2018 S 9th
22	579	11	ES 9th 100 S of Jefferson
23	579	1	SE Jefferson & 9th St
24	579	90	SW Miller St & Jefferson
25	579	86	2009 Miller St
26	579	21	WS Miller 100 S Jefferson
27	579	22	2013 Miller St
28	579	23	2017 Miller St
29	579	24	WS Miller 160 S Jefferson
30	579	25	WS Miller 140 S Jefferson

EXHIBIT B (cont'd)

#	Block	Lot	Address
31	579	26	WS Miller 140 S Jefferson
32	579	27	WS Miller 200 S Jefferson
33	580	47	962 Jefferson Ave
34	580	46	960 Jefferson Ave
35	580	75	951 Chelton Ave
36	580	76	952 Chelton Ave
37	580	77	NS Chelton 40 E Miller St
38	580	78	NS Chelton 60 E Miller St
39	580	79	NS Chelton 80 E Miller St
40	580	80	NS Chelton 100 E Miller
41	580	81	NS Chelton 120 E Miller
42	580	82	971 Chelton Ave
43	580	64	2009 S 10th St
44	584	51	NS Chelton 160 E 10th St
45	584	50	NS Chelton 140 E 10th
46	584	49	NS Chelton 120 E 10th
47	584	7	1038 Ferry
48	584	8	1040 Ferry Ave
49	585	42	2111 Mulford St
50	585	43	2113 Mulford St
51	585	38	2103 Mulford St
52	585	53	Rear 2104-2106 S 10th
53	585	27	WS Mulford 260 S Chelton
54	585	28	WS Mulford 280 S Chelton
55	585	52	WS Mulford 303 S Chelton
56	549	83	910 Ferry Ave
57	549	84	912 Ferry Ave
58	549	85	914 Ferry Ave
59	549	86	918 Ferry Ave
60	549	40	NW Kossuth & Jefferson
61	549	42	WS Kossuth 60 N Jefferson

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing Development

Resolution No.: 02-04-15B

Resolution Title:

Resolution Authorizing an Option Agreement with Conifer Realty LLC for the Agency's Purchase of Block 1394, Lot 2.03 of the Camden City Tax Map For a Residential Housing Project to be Financed by the Choice Neighborhoods Initiative Implementation Grant Program, if Awarded

Project Summary:

- The City of Camden ("City") and the Housing Authority of the City of Camden ("HACC") will apply on February 9, 2015 to the U.S. Department of Housing and Urban Development ("HUD") for the Choice Neighborhoods Initiatives Implementation Grant Program (the "CNI Grant Program") for up to 30 million dollars in grant funds.
- CNI Grant Program funds, if awarded, will enable the City to implement the Mt. Ephraim South Choice Transformation Plan (the "Transformation Plan"), which, in directing placed based initiatives and strategies, will transform the Centerville and Whitman Park Neighborhoods for South Camden families.
- The CRA and Michaels Development Company, I, L.P. are jointly named as the Housing Implementation Entity, which is responsible for implementing the Housing component of the Transformation Plan.
- HUD's Notice of Funding Availability ("NOFA") requires for the application that site control be secured as of the application due date and evidenced in the application by way of a purchase agreement or option contract with CRA, (or Michaels) as the Housing Implementation Entity or the City and/or HACC, as Co-Applicants.
- The City and HACC have requested that the CRA secure from Conifer Realty LLC an option to purchase Block 1394, Lot 2.03, which is vacant and unimproved. In so doing, an option agreement with Conifer will complete the site assembly for the planned 460 residential units as set forth in the Transformation Plan and is critical for submission of a competitive application.
- The proposed land use of the Conifer property is a 50-unit town house style residential rental housing development for families.
- The terms of the option agreement include a purchase price that will be equal to the fair market value of the property as determined by an appraisal and an option fee paid by the CRA in the amount of XXX.
- The duration of the option agreement will meet the requirements of NOFA

02-04-15B (cont'd)

Purpose of Resolution:

To authorize an Option Agreement with Conifer Realty LLC for the CRA's Purchase of Block 1394, Lot 2.03

Award Process:

N/A

Cost Not To Exceed:

N/A

Total Project Cost:

Not to exceed \$XXX

Source of Funds:

ERB Mixed Sites Acquisition Grant Funds

02-04-15B

Resolution Authorizing an Option Agreement with Conifer Realty LLC for the Agency's Purchase of Block 1394, Lot 2.03 of the Camden City Tax Map For a Residential Housing Project to be Financed by the Choice Neighborhoods Initiative Implementation Grant Program, if Awarded

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

WHEREAS, the Council of the City of Camden (the "City Council") adopted, in accordance with the Local Redevelopment and Housing Law, 40A: 12A-1 et seq. ("LRHL"), an ordinance approving the Whitman Park Phase 1 Neighborhood Redevelopment Plan dated February 6, 2004 as to certain land in the Whitman Park Neighborhood of the City of Camden and more particularly described therein (the "Redevelopment Area"); and

WHEREAS, the City Council designated the CRA as the redevelopment entity pursuant to the LRHL to implement redevelopment plans and carry out redevelopment projects within the Redevelopment Area; and

WHEREAS, the City of Camden and the Housing Authority of the City of Camden ("HACC") will apply to the U.S. Department of Housing and Urban Development ("HUD") February 9, 2015 under its Choice Neighborhoods Implementation Grant Program (the "CNI Grant Program Application") for a grant of up to 30 million dollars to implement the Mt. Ephraim South Transformation Plan; and

WHEREAS, the CRA and Michaels Development Company, I, L.P. have been jointly named as the Housing Implementation Entity, who is responsible for implementing the Housing component of the Mt. Ephraim South Transformation Plan ("Transformation Plan"); and

WHEREAS, HUD's Notice of Funding Availability ("NOFA") requires for the application that site control be secured as of the application due date and evidenced in the application by a purchase agreement or option contract with CRA, (or Michaels) as the Housing Implementation Entity or the City of Camden ("City") and/or Housing Authority of the City of Camden ("HACC"), as Co-Applicants; and

02-04-15B (cont'd)

WHEREAS, Conifer Realty LLC owns certain real property located in the Transformation Plan area and designated as Block 1394, Lot 2.03 on the Tax Map of the City of Camden, County of Camden, State of New Jersey, located at Ferry Avenue & Davis Street, Camden, NJ (the "Conifer Property").

WHEREAS, the Conifer property is vacant and currently unimproved; and

WHEREAS, CRA has been requested by the City of Camden (the "City") and the Housing Authority of the City of Camden (the "HACC") to secure an option to purchase the Conifer Property from Conifer Realty LLC in order to complete the site assembly for the planned 460 residential units set forth in the Transformation Plan and critical for the submission of a competitive CNI Grant Program application; and

WHEREAS, the proposed future land use of the Conifer Property is a 50-unit town house style residential rental housing development for families; and

WHEREAS, the terms of the option agreement include a purchase price that will be equal to the fair market value of the property as determined by an appraisal and an option fee paid by the CRA in the amount of XXX; and

WHEREAS, the duration of the option agreement will meet the requirements of NOFA.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency, that the Executive Director of the City of Camden Redevelopment Agency, a duly authorized representative of the Agency, is hereby authorized and directed to negotiate the terms and conditions and enter into an Option Agreement with Conifer Realty LLC for the purchase of the Conifer Property which option agreement shall include the terms set forth in this Resolution and such other terms and conditions that the Executive Director, in the exercise of her judgment deems necessary and in the best interests of the CRA; and

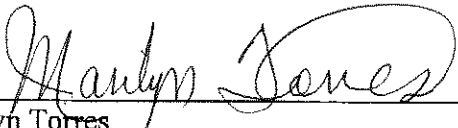
BE IT FURTHER RESOLVED, that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

02-04-15B (cont'd)

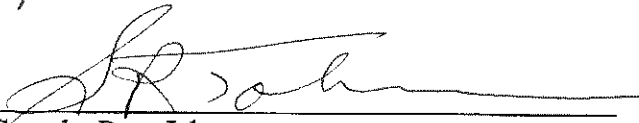
ON MOTION OF: Mirta L. Nieves

SECONDED BY: Vance Bowman

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Vance Bowman	✓		
Kenwood Hagamin, Jr	✓		
Jose Vazquez			
Mirta L. Nieves	✓		
Jose J. Ramos	✓		
Maria Sharma	✓		



Marilyn Torres
Chairperson

ATTEST: 

Saundra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.
Board Counsel

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing

Resolution No.: 02-04-15C

Resolution Title:

Resolution Authorizing a Second Amendment to a Redevelopment Agreement with Broadway Housing Partners, LLC for a Housing and Retail Redevelopment Project on Block 1403, Lot 1; Block 1404, Lots 25-32; and Block 1407, Lots 1, 4, 50 and 51 on the Tax Map of the City of Camden Located in the Cooper Plaza Redevelopment Area

Project Summary:

1. CRA, by Resolution 04-09-14D, designated Broadway Housing Partners, LLC ("BHP") as Redeveloper ("Redeveloper") for property designated as Block 1403, Lot 1; Block 1404, Lots 25- 32; and Block 1407, Lots 1, 4, 50 and 51 on the Tax Map on the City of Camden Tax Map, in the Cooper Plaza Redevelopment Area (the "Project Site").
2. Of the Project Site, CRA is the current owner of Block 1404, Lots 28 and 30 and Block 1407, Lots 1, 4, 50 and 51 ("the CRA Parcels"). The Redeveloper has acquired or will acquire all other parcels required to assemble the Project Site.
3. The Redeveloper proposes to develop 59 apartments, which will be made available to medical students and employees of Cooper Medical School of Rowan University. The Redeveloper also proposes 15,000+/- square feet of retail space for 3 retail uses on the ground floors.
4. CRA, by Resolution 04-09-14D, authorized a Redevelopment Agreement between CRA and the Redeveloper and the parties entered into such an agreement effective June 6, 2014.
5. CRA, by Resolution 10-08-14I authorized an amendment to the redevelopment agreement that extended the date for conveyance of the CRA Parcels to the Redeveloper until January 31, 2015.
6. Redeveloper has requested another short extension of the closing date in order to complete a closing on February 5, 2015. The resolution also proposes to allow the Executive Director of the CRA the authority to allow additional short extensions of the closing date if necessary to complete the project.

02-04-15C (cont'd)

7. Redeveloper as consideration for amending the terms of the Redevelopment Agreement will pay those reasonable costs associated with the amendment of the Redevelopment Agreement, plus the Agency's full redevelopment fee and costs to date at the time the Amendment to the Redevelopment Agreement is executed. Redeveloper will pay the outstanding acquisition costs at the time of settlement.

Purpose of Resolution:

To amend certain provisions of an executed redevelopment agreement

Award Process:

N/A

Cost Not To Exceed:

N/A

Total Project Cost:

\$ 19 MM

02-04-15C

Resolution Authorizing a Second Amendment to a Redevelopment Agreement with Broadway Housing Partners, LLC for a Housing and Retail Redevelopment Project on Block 1403, Lot 1; Block 1404, Lots 25-32; and Block 1407, Lots 1, 4, 50 and 51 on the Tax Map of the City of Camden Located in the Cooper Plaza Redevelopment Area

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

WHEREAS, the City Council of the City of Camden ("City Council") on June 23, 2005 adopted, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), the Cooper Plaza Redevelopment Plan (the "Plan") as to certain land within the City more particularly described therein (the "Redevelopment Area"); and

WHEREAS, City Council designated the CRA as the redevelopment entity pursuant to the Redevelopment Law to implement redevelopment plans and carry out redevelopment projects within the Redevelopment Area; and

WHEREAS, the Plan authorizes the CRA to designate and enter into agreements with redevelopers to undertake redevelopment projects forming a part of or in furtherance of the Plan; and

02-04-15C (cont'd)

WHEREAS, by Resolution 04-09-14D, the CRA designated Broadway Housing Partners, LLC ("Redeveloper") as the redeveloper of certain real property within the Redevelopment Area designated as Block 1403, Lot 1; Block 1404, Lots 25-32; and Block 1407, Lots 1, 4, 50 and 51 on the Official Tax Map of the City of Camden, County of Camden, State of New Jersey (collectively, the "Project Site"); and

WHEREAS, CRA is the current owner of certain property within the Project Site designated as Block 1404, Lots 28 and 30 and Block 1407, Lots 1, 4, 50 and 51 (the "CRA Parcels") on the Official Tax Map of the City of Camden, County of Camden, State of New Jersey; and

WHEREAS, Redeveloper has acquired or will acquire all other parcels required to assemble the Project Site; and

WHEREAS, Redeveloper proposes to develop 59 apartments, which will be made available to medical students and employees of nearby Cooper Medical School of Rowan University as well as 15,000 square feet of retail space on the ground floors (the "Project") on the Project Site; and

WHEREAS, CRA, by Resolution 04-09-14D, in accordance with the Redevelopment Law, authorized the execution of a Redevelopment Agreement between CRA and the Redeveloper and the parties entered into such an agreement effective June 6, 2014; and

WHEREAS, CRA, in accordance with the terms of the Redevelopment Agreement, will sell the CRA Parcels to the Redeveloper in order to allow the Redeveloper to develop the Project; and

02-04-15C (cont'd)

WHEREAS, CRA, by Resolution 10-08-14I authorized an amendment to the redevelopment agreement that extended the date for conveyance of the CRA Parcels to the Redeveloper until January 31, 2015; and

WHEREAS, Redeveloper has requested another short extension of the closing date in order to complete a closing on February 5, 2015.

WHEREAS, CRA and Redeveloper desire to amend the certain terms of the Redevelopment Agreement by extending the time by which the CRA must convey the CRA parcels to the Redeveloper; and

WHEREAS, Redeveloper as consideration for amending the terms of the Redevelopment Agreement will pay those reasonable costs associated with the amendment of the Redevelopment Agreement, plus the Agency's full redevelopment fee and costs to date at the time the Amendment to the Redevelopment Agreement is executed with the remaining outstanding acquisition costs to be paid at the time of settlement.

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the City of Camden Redevelopment Agency ("CRA") that the Executive Director of the CRA, a duly authorized representative of the CRA, is hereby authorized to amend the terms of the Redevelopment Agreement effective June 6, 2014 between the CRA and Broadway Housing Partners, LLC (the "Redeveloper") by extending the time in which the CRA must convey the CRA owned Parcels in the Project Site to the Redeveloper from January 31, 2015 to February 5, 2015 and as consideration for this amendment, the Redeveloper will pay CRA's reasonable costs relating to the amendment as well as the CRA's full redevelopment fee and costs to date at the time of the execution of the Amendment to the Redevelopment Agreement with the remaining outstanding acquisition costs to be paid at the time CRA conveys title to the CRA Parcels.

02-04-25C (cont'd)


BE IT IS FURTHER RESOLVED, that the Executive Director is authorized to agree to such further extension(s) of the Settlement Date for conveyance of the CRA Parcels to the Redeveloper for this project up to but no later than June 30, 2015 without additional Board approval with such further extension(s) to include such terms and conditions as approved by the Executive Director in her judgment.

BE IT IS FURTHER RESOLVED, that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute any and all other documents necessary to effectuate the purposes of this resolution.


ON MOTION OF: Mirta L. Nieves

SECONDED BY: Vance Bowman

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Vance Bowman	✓		
Kenwood Hagamin, Jr	✓		
Jose Vazquez			
Mirta L. Nieves	✓		
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

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing Development
Companion Resolution

Resolution No.: 02-04-15D

Resolution Title:

Resolution Authorizing an Amendment to a Joint Venture Agreement Regarding the Housing Implementation Entity for the Choice Neighborhoods Initiative Implementation Grant Program Which Provides for a Change in the CRA and City of Camden Properties Subject to the Agreement

Project Summary:

- The City of Camden and the Housing Authority of the City of Camden (“HACC”) will apply on February 8, 2015 to the U.S. Department of Housing and Urban Development (“HUD”) for the Choice Neighborhoods Initiatives Implementation Grant Program (the “CNI Grant Program”) for up to 30 million dollars in grant funds.
- The CNI Grant Program application is **focused on three Core Area Components: Housing, People, and Neighborhoods**. A Transformation Plan is the guiding document for directing placed based initiatives that will transform the surrounding neighborhood and targeting programs for positive outcomes for families.
- In 2012, HUD awarded the HACC, a \$300,000 Federal Choice Neighborhoods Planning Grant to prepare a comprehensive neighborhood revitalization strategy to achieve the core area goals (the “Mt. Ephraim South Choice Transformation Plan”).
- By resolution 01-14-15D The CRA authorized a joint venture agreement with Michaels Development Company, I, L.P. (“Michaels”) and/or its permitted assignee to permit CRA and Michaels to act jointly as the Housing Implementation Entity, who is responsible for implementing the Housing component of the Transformation Plan and financially responsible for developing the housing and the long-term asset management of the housing. Pursuant to the approved Joint Venture Agreement with Michaels
- Resolution 01-14-15D specified a list of CRA and City of Camden properties that would be included for infill for sale housing as part of the CNI Grant Application. Subsequent to this resolution CRA and the City further refined the list of properties to be part of the CNI Grant Application and now propose the revised list of properties attached as Exhibit A.
- This resolution authorizes an amendment to the joint venture agreement approved by CRA resolution 01-14-15D to change the CRA and City properties that are to be included in the Joint Venture Agreement.

Purpose of Resolution:

To authorize an amendment to the Joint Venture Agreement Regarding the Housing Implementation Entity for the Choice Neighborhoods Initiative Implementation Grant Program to change the CRA and City of Camden Properties Subject to the Agreement.

02-04-15D

Award Process:

N/A

Cost Not To Exceed:

N/A

Total Project Cost:

Up to \$30 Million

Source of Funds:

Choice Neighborhoods Initiative Implementation Grant Program

Resolution Authorizing an Amendment to a Joint Venture Agreement Regarding the Housing Implementation Entity for the Choice Neighborhoods Initiative Implementation Grant Program Which Provides for a Change in the CRA and City of Camden Properties Subject to the Agreement

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

WHEREAS, the Council of the City of Camden (the “City Council”) adopted, in accordance with the Local Redevelopment and Housing Law, 40A: 12A-1 et seq. (“LRHL”), an ordinance approving the Centerville Redevelopment Plan and will consider an ordinance approving a Whitman Park Redevelopment Plan as to certain land in the Centerville and Whitman Park Neighborhoods of the City of Camden and more particularly described therein (collectively, the “Redevelopment Areas”); and

WHEREAS, the City Council designated the CRA as the redevelopment entity pursuant to the LRHL to implement redevelopment plans and carry out redevelopment projects within the Redevelopment Areas; and

WHEREAS, the City of Camden and the Housing Authority of the City of Camden (“HACC”) will apply to the U.S. Department of Housing and Urban Development (“HUD”) in February 2015 under its Choice Neighborhoods Initiative - Implementation Grant Program (the “CNI Grant Program Application”) for a grant of up to 30 million dollars to implement the Mt. Ephraim South Transformation Plan; and

WHEREAS, by resolution 01-14-15D The CRA authorized a joint venture agreement with Michaels Development Company, I, L.P. (“Michaels”) and/or its permitted assignee to permit CRA and Michaels to act jointly as the Housing Implementation Entity, who is responsible for implementing the Housing component of the Transformation Plan and financially responsible for developing the housing and the long-term asset management of the housing; and

WHEREAS, Resolution 01-14-15D specified a list of CRA and City of Camden properties that would be included for infill for sale housing as part of the CNI Grant Application; and

WHEREAS, Subsequent to this resolution CRA and the City further refined the list of properties to be part of the CNI Grant Application and now propose the revised list of properties attached as Exhibit A; and

WHEREAS, the City of Camden and the CRA believe that the revised list of properties set forth on Exhibit A are better suited for the development proposed in the CNI Grant Application and under the Transformation Plan.

02-04-15D (cont'd)

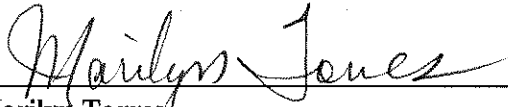
NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency, that the Executive Director of the City of Camden Redevelopment Agency, a duly authorized representative of the Agency, is hereby authorized and directed to negotiate the terms and conditions and to enter into an amendment to the joint venture agreement previously approved by the Board under Resolution 01-14-15D to substitute the properties set forth on Exhibit A attached to this Resolution for the properties that are set forth on Exhibits A and B to Resolution 01-14-15D; and

BE IT FURTHER 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.

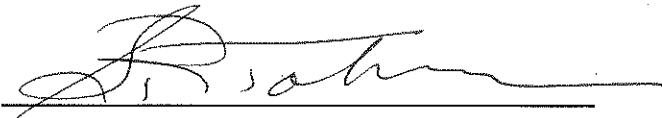
ON MOTION OF: Maria Sharma

SECONDED BY: Mirta L. Nieves

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Vance Bowman	✓		
Kenwood Hagamin, Jr	✓		
Jose Vazquez			
Mirta L. Nieves	✓		
Jose J. Ramos	✓		
Maria Sharma	✓		

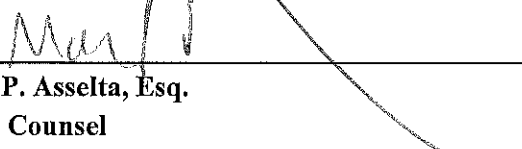


Marilyn Torres
Chairperson

ATTEST: 

Saundra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.
Board Counsel

02-04-15D (cont'd)

Exhibit "A"					
	Block	Lot	Owner	Address	Neighborhood
1	553	34	City of Camden	1744 Mulford Street	Centerville
2	553	35	City of Camden	1746 Mulford Street	Centerville
3	553	36	City of Camden	ES Mulford 60 N Central	Centerville
4	553	53	City of Camden	NS Central 90 E Mulford	Centerville
5	553	54	City of Camden	1051-1053 Central Ave	Centerville
6	554	65	City of Camden	1754 Tioga Street	Centerville
7	554	66	City of Camden	1756 Tioga Street	Centerville
8	554	67	City of Camden	1758 Tioga Street	Centerville
9	554	68	City of Camden	NE Tioga & Central Ave	Centerville
10	554	90	City of Camden	1742 Tioga Street	Centerville
11	554	91	City of Camden	1744 Tioga Street	Centerville
12	555	12	City of Camden	1818 South 10th Street	Centerville
13	555	15	City of Camden	1826 S 10th Street	Centerville
14	555	21	City of Camden	1842 S 10th Street	Centerville
15	555	23	City of Camden	1805 Mulford Street	Centerville
16	556	38	City of Camden	1800 Mulford Street	Centerville
17	556	39	City of Camden	ES Mulford 20 S Central	Centerville
18	556	40	City of Camden	ES Mulford 60 S Central	Centerville
19	556	43	City of Camden	1814 Mulford Street	Centerville
20	556	44	City of Camden	1816 Mulford Street	Centerville
21	556	45	City of Camden	1818 Mulford Street	Centerville
22	556	89	City of Camden	ES Mumford 260 N Budd	Centerville
23	556	48	City of Camden	1050 Central Avenue	Centerville
24	556	49	City of Camden	1052 Central Avenue	Centerville
25	556	75	City of Camden	1807 Tioga Street	Centerville
26	556	76	City of Camden	1809 Tioga Street	Centerville
27	556	78	City of Camden	1813 Tioga Street	Centerville
28	556	79	City of Camden	1815 Tioga Street	Centerville
29	556	80	City of Camden	1817 Tioga Street	Centerville
30	556	87	City of Camden	1834 Mulford Street	Centerville
	Block	Lot	Owner	Address	Neighborhood
1	1361	48	City of Camden	1674 Mt. Ephraim Ave	Whitman Park
2	1363	83	City of Camden	1700 Mt. Ephraim Ave	Whitman Park
3	1367	69	City of Camden	1301 Decatur Street	Whitman Park
4	1367	15	City of Camden	NS Decatur E Norris St	Whitman Park
5	1369	50	City of Camden	1765 Norris Street	Whitman Park
6	1369	61	City of Camden	1767 Norris Street	Whitman Park
7	1369	62	City of Camden	1769 Norris Street	Whitman Park
8	1369	40	Camden Redevelopment Agency	1289 Dayton Street	Whitman Park
9	1370	42	City of Camden	17 NS Browning 600 E Mt Ephraim	Whitman Park
10	1370	4	City of Camden	SS Dayton 104 E of Mt Ephraim	Whitman Park
11	1369	34	City of Camden	NS Dayton 241 E Mt Ephraim	Whitman Park