

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

**Economic Development**

**Resolution No.: 06-08-16A**

**Resolution Title:**

**Resolution Authorizing the Acceptance of Property Known as 1771 Haddon Avenue, Camden, N.J. (Block 1279.01 Lot 3 of the City of Camden Tax Map) From the City of Camden and Amending Resolution 12-09-15A to Include This Property In a Redevelopment Project to be undertaken by NFI Real Estate, LLC for the Development of a Food Production Facility**

**Project Summary:**

By Resolution 12-09-15A the CRA designated NFI Real Estate, LLC (“the Redeveloper”) as the redeveloper of property owned by CRA known as 1775 Haddon Avenue, Camden, N.J. (Block 1279.01 Lots 1 & 5 of the City of Camden Tax Map) for the development of 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 including Block 1279.01 Lots 1 & 5 (the “Project”); and

Resolution 12-09-15A also authorized a redevelopment agreement and cost agreement with the Redeveloper for the Project including the sale of Block 1279.01 Lots 1 & 5 to the Redeveloper for fair market value.

The City of Camden has identified an additional parcel known as Block 1279.01, Lot 3 (“Lot 3”) as needed for the establishment of public utilities for the Project and will be proposing an ordinance(s) that provides for the acquisition of Lot 3 by the City and then for the conveyance of Lot 3 to the CRA for inclusion in the Project:

The City of Camden and the CRA deem it necessary and appropriate to include Lot 3 (which is located between CRA lots 1 and 5) as part of the Project in order to insure the development of the Project.

**Purpose of Resolution:**

- Authorize Acceptance of Block 1279.01, Lot 3 from the City of Camden for inclusion in the Project
- Amend Resolution 12-09-15A so that NFI Real Estate, LLC is also designated the redeveloper for Lot 3
- Authorize an amendment to the Cost Agreement and Redevelopment Agreement with NFI Real Estate, LLC to include Lot 3

**Award Process:** N/A

**Cost:** TBD

**Total Project Cost:** TBD

**Source of Funds:** Redeveloper

06-08-16A

**Resolution Authorizing the Acceptance of Property Known as 1771 Haddon Avenue, Camden, N.J. (Block 1279.01 Lot 3 of the City of Camden Tax Map) From the City of Camden and Amending Resolution 12-09-15A to Include This Property In a Redevelopment Project to be undertaken by NFI Real Estate, LLC for the Development of a Food Production Facility**

**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 appointed the CRA as the redevelopment entity for the 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**, by Resolution 12-09-15A the CRA designated NFI Real Estate, LLC ("the Redeveloper") as the redeveloper of property owned by CRA known as 1775 Haddon Avenue, Camden, N.J. (Block 1279.01 Lots 1 & 5 of the City of Camden Tax Map) for the development of 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 including Block 1279.01 Lots 1 & 5 (the "Project"); and

**WHEREAS**, Resolution 12-09-15A also authorized a redevelopment agreement and cost agreement with the Redeveloper for the Project including the sale of Block 1279.01 Lots 1 & 5 to the Redeveloper for fair market value; and

**WHEREAS**, the City of Camden has identified an additional parcel known as Block 1279.01, Lot 3 ("Lot 3") as needed for the establishment of public utilities for the Project and will be proposing an ordinance(s) that provides for the acquisition of Lot 3 by the City and then for the conveyance of Lot 3 to the CRA for inclusion in the Project; and

**WHEREAS**, the City of Camden and the CRA deem it necessary and appropriate to include Lot 3 (which is located between CRA lots 1 and 5) as part of the Project in order to insure the development of the Project; and

**WHEREAS**, if Lot 3 is conveyed to the Redeveloper the purchase price for the parcel will be the full cost incurred by the City of Camden to acquire the property; and

**06-08-16A (cont'd)**

**NOW, THEREFORE, BE IT RESOLVED**, by the governing body of the City of Camden Redevelopment Agency that the Agency is authorized to accept the conveyance of Lot 3 from the City of Camden for the purpose of including Lot 3 in the Project; and

**BE IT FUTHER RESOLVED** that CRA Resolution 12-09-15A is amended so that NFI Real Estate, LLC is also designed as the redeveloper for Lot 3 which designation shall include the right to purchase Lot 3 from the CRA and which designation shall expire December 31, 2016 if an acceptable Redevelopment Agreement for Lot 3 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 amend the Cost Agreement and the Redevelopment Agreement with the Redeveloper to include Lot 3; 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; and

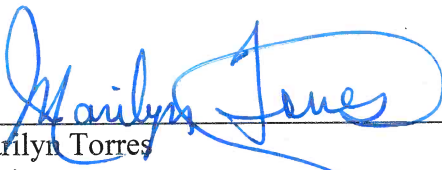
**BE IT FUTHER RESOLVED** that all of the actions set forth in this resolution are contingent upon the conveyance of Lot 3 from the City of Camden to the CRA and shall be void if the City determines that it will not be conveying Lot 3 to the CRA.

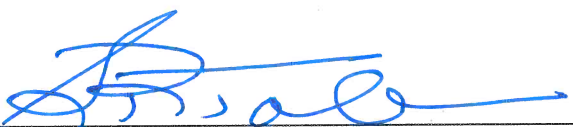
06-08-16A (cont'd)

ON MOTION OF: Maria Sharma

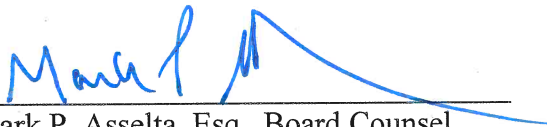
SECONDED BY: Ian Leonard

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Sheila Davis		✓	
Vance Bowman			
Kenwood Hagamin, Jr.			
Ian Leonard	✓		
Javier 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