

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

**Housing-Companion Resolution # 3**

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

**Resolution Title:**

**Resolution Authorizing the Purchase of 1800 Davis Street Camden, NJ (Block 1395, Lot 39 of the Camden City Tax Map) For Residential Development or Mixed Use Development For a Purchase Price of \$589,900.00**

**Project Summary:**

- 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”) on or before June 28, 2016 under its Choice Neighborhoods Implementation Grant Program (the “CNI Grant Program”).
- HUD’s Notice of Funding Availability (“NOFA”) requires for the application that site control for all required properties be secured as of the application due date and evidenced in the application by a purchase agreement or option contract with CRA or Michaels Development Company, I, L.P., as the Housing Implementation Entity or the City of Camden (“City”) and/or Housing Authority of the City of Camden (“HACC”), as Co-Applicants.
- FS Properties 101, LLC owns certain real property known as 1800 Davis Street Camden, NJ and designated as Block 1395, Lot 39 on the Tax Map of the City of Camden, County of Camden, State of New Jersey (“1800 Davis Street”) which is an approximately 1.15 acre parcel that includes a vacant four story office building comprised of a total of approximately 38,144 square feet of space.
- Steven Bartelt, MAI, SRA appraised 1800 Davis Street in an appraisal report dated as of May 1, 2016 and concluded that the building shell could be re-used (but no other building improvements could be re-used) and that the property had a fair market value of \$610,000.00.
- The City and the HACC have requested that the CRA enter into an agreement of sale to purchase 1800 Davis Street in order to complete the site assembly for approximately 50 residential units or a mixed use residential housing development set forth in the application and in order to submit a competitive CNI Grant Program application.
- The proposed future land use of 1800 Davis Street is a residential housing development or mixed use residential housing development related to implementation of the plan that is proposed under the CNI application.
- CRA proposes to acquire 1800 Davis Street even if it is not awarded the CNI Grant Program funds for this year as the property could be used for future CNI Grant applications or for future residential development or mixed use development in connection with redevelopment activities financed by other sources.
- The owner of 1800 Davis Street has agreed to sell 1800 Davis Street to the CRA for a total consideration of \$589,900.00 in an “As Is” condition and with no contingencies with closing to take place within 60 days of the execution of an Agreement of Sale.

**Purpose of Resolution:**

To authorize the purchase of 1800 Davis Street Camden New Jersey for Residential Development or Mixed Use Development

**Award Process:** N/A

**Cost Not To Exceed:**

\$589,900.00 purchase price and standard closing costs

**Total Project Cost:** TBD

**Source of Funds:**

Economic Recovery Board Site Acquisition Grant

06-08-16G

**Resolution Authorizing the Purchase of 1800 Davis Street Camden, NJ (Block 1395, Lot 39 of the Camden City Tax Map) For Residential Development or Mixed Use Development for a Purchase Price of \$589,900.00**

**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”) on or before June 28 2016 under its Choice Neighborhoods Implementation Grant Program (the “CNI Grant Program”); and

**WHEREAS**, CNI Grant Program funds, if awarded, will enable the City to implement the Mt. Ephraim South 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; and

**WHEREAS**, the CRA and Michaels Development Company, I., L.P. (“Michaels”) have been jointly named (in a companion Resolution considered at this Meeting), as the Housing Implementation Entity who is responsible for implementing the Housing component of the Transformation Plan; and

**WHEREAS**, HUD’s Notice of Funding Availability (“NOFA”) requires for the application that site control for all required properties 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

**WHEREAS**, FS Properties 101, LLC owns certain real property located in the Transformation Plan Area known as 1800 Davis Street Camden, NJ and designated as Block 1395, Lot 39 on the Tax Map of the City of Camden, County of Camden, State of New Jersey (“1800 Davis Street”); and

**WHEREAS**, 1800 Davis Street is an approximately 1.15 acre parcel that includes a vacant four story office building comprised of a total of approximately 38,144 square feet of space; and

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

**WHEREAS**, Steven Bartelt, MAI, SRA appraised 1800 Davis Street in an appraisal report dated as of May 1, 2016 and concluded that the building shell could be re-used (but no other building improvements could be re-used) and that the property had a fair market value of \$610,000.00; and

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-22 (i) the CRA has the power to purchase real property necessary for carrying out the relocation of the residents, industry and commerce displaced from a redevelopment area; and

**WHEREAS**, the City of Camden (the "City") and the Housing Authority of the City of Camden (the "HACC") have requested that the CRA enter into an agreement of sale to purchase 1800 Davis Street in order to complete the site assembly for approximately 50 residential units or a mixed use residential development set forth in the Transformation Plan and in order to submit a competitive CNI Grant Program application; and

**WHEREAS**, the proposed future land use of 1800 Davis Street is an approximate 50-unit residential housing development or mixed use residential housing development related to implementation of the Transformation Plan; and

**WHEREAS**, the CRA proposes to acquire 1800 Davis Street even if it is not awarded the CNI Grant Program funds for this year as the property could be used for future CNI Grant applications or for future residential development or mixed use development in connection with redevelopment activities financed by other sources; and

**WHEREAS**, the owner of 1800 Davis Street has agreed to sell 1800 Davis Street to the CRA for a total consideration of \$589,900.00 in an "as is" condition and with no contingencies with closing to take place within 60 days of the execution of an Agreement of Sale; and

**WHEREAS**, the CRA has sufficient funds for the acquisition of 1800 Davis Street from an Economic Recovery Board Site Acquisition Grant.

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency, that the Executive Director, a duly authorized representative of the Agency, is hereby authorized and directed to negotiate the terms and conditions and enter into an Agreement of Sale with FS Properties 101, LLC for the purchase of 1800 Davis Street for the purchase price of \$589,900.00 which agreement of sale 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 to complete the purchase of said property pursuant to the terms of the Agreement of Sale; and

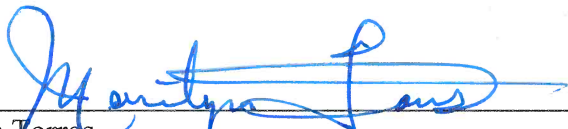
**BE IT FURTHER RESOLVED**, that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

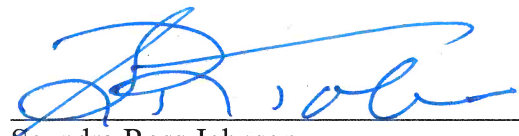
06-08-16G (cont'd)

ON MOTION OF: Sheila Davis


SECONDED BY: Maria Sharma

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

  
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Marilyn Torres  
Chairperson

ATTEST:   
\_\_\_\_\_  
Sandra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.

  
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Mark P. Asselta, Esq., Board Counsel