

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

**Housing-Companion Resolution # 4**

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

**Resolution Title:**

Resolution Designating Michaels Development Company, I, L.P. as Redeveloper of 1800 Davis Street, Camden, N.J. (Block 1395, Lot 39 of the Camden City Tax Map) and Authorizing an Option and Redevelopment Agreement with the Redeveloper for A Residential Housing or Mixed Use Development in the Whitman Park Area

**Project Summary:**

1. 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”).
2. 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.
3. CRA, authorized in a companion resolution at this Meeting, the acquisition from FP Properties 101, LLC 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 (the “Project Site”).
4. This Resolution proposes to designate Michaels Development Company, I, L.P. as the Redeveloper for the Project Site, and authorize an Option Agreement and Redevelopment Agreement with CRA for the development rights to the Project Site.
5. 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 Transformation Plan that is proposed under the CNI application.
6. In designating a redeveloper for 1800 Davis Street project site, the site assembly for approximately 50 residential units or a mixed use residential housing development set forth in the application will be completed and an experienced redeveloper will be identified so that the City/HACC is able to submit a competitive CNI Grant Program application.
7. The terms for the Option Agreement will provide that the Redeveloper is to pay to CRA a non-refundable Option Fee of xxxxx.

**Purpose of Resolution:**

1. Designate redeveloper
2. Authorize an Option Agreement
3. Authorize a Redevelopment Agreement

**Award Process:** N/A

**Cost Not To Exceed:** N/A

**Total Project Cost:** TBD

**Resolution Designating Michaels Development Company, I, L.P. as Redeveloper of 1800 Davis Street, Camden, N.J. (Block 1395, Lot 39 of the Camden City Tax Map) and Authorizing an Option and Redevelopment Agreement with the Redeveloper for A Residential Housing and Mixed Use Development in the Whitman Park 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 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**, 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**, CRA, authorized in a companion resolution at this Meeting, the acquisition from FP Properties 101, LLC 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 (the "Project Site"); and

**WHEREAS**, Michaels Development Company, I, L.P. and/or its permitted assignee (the "Redeveloper") proposes the development of approximately 50 residential housing units and commercial space on the Project Site; and

06-08-16L

**WHEREAS**, the residential and mixed use proposed is permitted uses under the City of Camden zoning ordinance; and

**WHEREAS**, the CRA deems the proposed use of the Project Site to be an appropriate use of the property, that designation of the Redeveloper for this site and for its proposed project will strengthen the CNI Grant Program application and that it is in the best interests of the CRA and the City to facilitate the proposed residential and commercial redevelopment of the Project Site; and

**WHEREAS**, the CRA desires to designate the Redeveloper as the Redeveloper for the Project Site and to authorize an Option Agreement and Redevelopment Agreement with the Redeveloper; and

**WHEREAS**, under the proposed Option Agreement with the CRA, the Redeveloper would agree to pay the CRA for its costs and expenses, including appraisal, environmental studies, and/or legal costs, incurred in connection with the proposed Option and Redevelopment Agreements for the Project Site; and

**WHEREAS**, the proposed option fee for the option is xxx, which is non-refundable and would not be applied to the purchase price of the Project Site.

**NOW, THEREFORE, BE IT RESOLVED**, by the governing body of the City of Camden Redevelopment Agency that Michaels Development Company, I, L.P. and/or its permitted assignee is hereby designated as Redeveloper of the 1800 Davis Street Project Site for purposes of entering into an Option Agreement and Redevelopment Agreement, which designation shall include the right to purchase the Project Site from CRA; and

**BE IT FURTHER RESOLVED**, that the Executive Director, a duly authorized representative of the CRA, is hereby authorized and directed to negotiate and enter into an Option for Redevelopment Agreement with the Redeveloper which option agreement shall contain 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 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 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 perform the obligations of the CRA under such agreement including the sale of the CRA Property to the Redeveloper; and

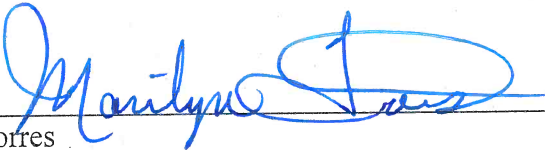
**BE IT IS FURTHER RESOLVED**, that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute any and all other documents necessary to effectuate the purposes of this resolution.

06-08-16L

ON MOTION OF: Jose Javier Ramos

SECONDED BY: Maria Sharma

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



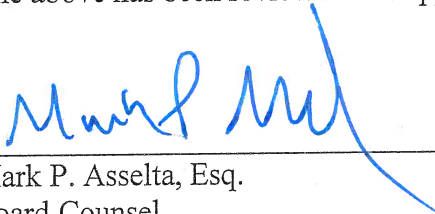
Marilyn Torres  
Chairperson



ATTEST:

Sandra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.  
Board Counsel