

CITY OF CAMDEN REDEVELOPMENT AGENCY  
RESOLUTION SUMMARY

**Housing**

**Resolution No.: 05-10-17A**

**Resolution Title:**

Resolution Amending Resolution 05-13-15F Which Designated the Rowan University/Rutgers-Camden Board of Governors as Redeveloper of Various Lots in Block 181 by Adding Certain Properties in Block 180 of the Camden Tax Map to the Redeveloper Designation and Authorizing a Redevelopment Agreement for Such Property

**Project Summary:**

1. CRA by Resolution 05-13-15F designated the Rowan University/Rutgers-Camden Board of Governors (the "Joint Board") as Redeveloper of property designated as Block 181, Lots 65, 67 and 68, Block 181, Lots 77 and 72, and Block 181, Lots 78 -87 of the Camden City Tax Map and located in the Lanning Square neighborhood.
2. The Joint Board (the "Redeveloper") proposes to redevelop education, health sciences, commercial and related uses on these various properties within Block 181, which construction is to start in 2017. Redeveloper also proposes to redevelop such uses on property located within Block 180.
3. CRA owns certain property in Block 180 that is set forth in Exhibit A (the "Additional CRA Property"). The Additional CRA Property consists of a 4,064 SF parcel that is improved with a (1) two-unit 2,880 square foot duplex dwelling which is vacant and an unimproved. a vacant parcel that is 10,131 SF.
4. The Joint Board is requesting that the Redeveloper Designation be amended to include the Additional CRA Property and a redevelopment agreement be authorized between the CRA and the Redeveloper for conveyance of the property to the Redeveloper.
5. The Additional CRA Property will be sold to the Redeveloper for \$121,300, which represents the fair market value of the property, plus any additional CRA costs and/or expenses, including legal, appraisal, survey, and redevelopment fees.

**Purpose of Resolution:**

1. Amend Redeveloper Designation
2. Authorize a redevelopment agreement with the Redeveloper for conveyance of the Additional CRA Property

**Award Process:** N/A

**Cost Not To Exceed:** NA

**Total Project Cost:** TBA

**Source of Funds:**

Redeveloper's Funds

05-10-17A

**Resolution Amending Resolution 05-13-15F Which Designated the Rowan University/  
Rutgers - Camden Board of Governors as Redeveloper of Various Lots in Block 181 by  
Adding Certain Properties in Block 180 of the Camden Tax Map to the Redeveloper  
Designation and Authorizing a Redevelopment Agreement for Such Property**

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

**WHEREAS**, City Council of the City of Camden (the “City Council”), in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., (the “Redevelopment Law”), designated certain properties known as the Lanning Square Redevelopment Area as an area in need of redevelopment (the “Redevelopment Area”); and

**WHEREAS**, City Council adopted a redevelopment plan for the Lanning Square Redevelopment Areas (the “Redevelopment Plan”) in accordance with the Redevelopment Law; 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**, CRA, as the redevelopment entity, may designate and enter into agreements with redevelopers to undertake redevelopment projects in the furtherance of the Redevelopment Plan; and

**WHEREAS**, CRA by Resolution 05-13-15F designated the Rowan University/ Rutgers-Camden Board of Governors (the “Joint Board”) as Redeveloper of property designated as Block 181, Lots 65, 67 and 68, Block 181, Lots 77 and 72, and Block 181, Lots 78 -87 of the Camden City Tax Map and located in the Lanning Square neighborhood (the “Project Site”) and authorized a redevelopment agreement for the Project Site; and

**WHEREAS**, the Joint Board proposes to redevelop education, health sciences, and other retail uses on the Project Site; and

**WHEREAS**, the Joint Board is requesting that CRA amend the Redeveloper Designation to include additional CRA Property located in Block 180 of the Camden Tax Map as set forth in Exhibit A (the “Additional CRA Property”); and authorize a redevelopment agreement between the CRA and the Redeveloper for conveyance of the such property to the Redeveloper; and

**WHEREAS**, the Joint Board also proposes to redevelop education, health sciences, and other retail uses on the Additional CRA Property; and

**05-10-17A (cont'd)**

**WHEREAS**, CRA, pursuant to the Redevelopment Law, desires to amend Resolution 05-13-15F by adding the Additional CRA Property and authorizing a redevelopment agreement for the conveyance of the Additional CRA Property to the Redeveloper; and

**WHEREAS**, the terms for conveyance of the Additional CRA Property will include that the property is to be sold to the Redeveloper for the fair market value of \$121,300.00, which was established by an appraisal dated November 17, 2016 prepared by J. McHale Associates, Inc., plus any additional CRA costs and/or expenses, including legal, appraisal, survey, and redevelopment fees.

**NOW, THEREFORE, BE IT RESOLVED**, by the governing body of the City Camden Redevelopment Agency that Resolution 05-13-15F which designated the Rowan University/Rutgers-Camden Board of Governors, pursuant to the Redevelopment Law, as the Redeveloper of property within Block 181 is hereby amended by adding the Additional CRA Property to the designation and to the Project Site located within the Lanning Square Redevelopment Area; and

**BE IT FURTHER RESOLVED**, that the Executive Director, a duly authorized representative of the Agency, is hereby authorized to enter into a Redevelopment Agreement with the Redeveloper for the Additional CRA Property and to carry out the obligations of the CRA under the Redevelopment Agreement including the conveyance of the Additional CRA Property to the Redeveloper; pursuant to the terms of this resolution together with such additional terms and conditions determined by the Executive Director in her judgment, that are not inconsistent with the terms of this resolution ; and

**BE IT FURTHER RESOLVED**, that the Executive Director is hereby authorized to execute all documents necessary for the CRA to perform its obligations under the Redevelopment Agreement, including without limitation the deed and all affidavits required for the conveyance of the Additional CRA Property to the Redeveloper; and

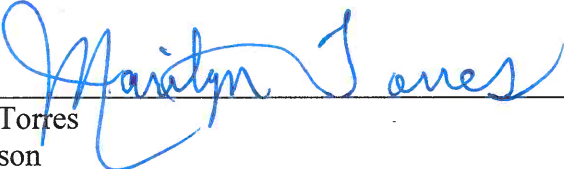
**BE IT IS FURTHER RESOLVED**, that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute any and all other documents necessary to effectuate the purposes of this resolution.


05-10-17A (cont'd)

ON MOTION OF: Maria Sharma


SECONDED BY: Ian K. Leonard

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Sheila Davis			
Vance Bowman			
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.

  
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Mark P. Asselta, Esq., Board Counsel

**EXHIBIT "A"**

The Additional CRA Properties have different designations on the Camden Tax Map and the Tax Records of the City which are as follows:

**Tax Map**

Block 180, Lots 39-45  
Block 180, Lot 47  
Block 180, Lot 48  
Block 180, Lot 49  
Block 180, Lot 30

**Tax Records**

Benson and Fifth Streets Block 180, Lot 39 with additional lots 40-45  
502 Stevens Street Block 180, lot 47  
504 Stevens Street Block 180, lot 48  
506 Stevens Street Block 180, lot 49  
508 Stevens Street Block 180, lot 50

**EXHIBIT "A"**

The Additional CRA Properties have different designations on the Camden Tax Map and the Tax Records of the City which are as follows:

<b>Property Address</b>	<b>Tax Map</b>	<b>Tax Records</b>			
505 Benson Street	Block 180 Lots 39-45	Benson and Fifth Streets Block 180, Lot 39 with additional Lots 40-45			
502 Stevens Street	Block 180 Lot 47	502 Stevens Street	Block 180 Lot 47		
504 Stevens Street	Block 180 Lot 48	504 Stevens Street	Block 180 Lot 48		
506 Stevens Street	Block 180 Lot 49	506 Stevens Street	Block 180 Lot 49		
508 Stevens Street	<b>Block 180 Lot 30</b>	508 Stevens Street	<b>Block 180 Lot 50</b>		

