

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development

Resolution No.: 07-11-18A

Resolution Title:

Resolution Designating Holtec International, Inc. and/or a Related Affiliate As the Redeveloper of the Morgan Village Redevelopment Area and Authorizing a Cost Agreement and Authorizing a Redevelopment Agreement with the Redeveloper for the Redevelopment of Certain Properties Located in Blocks 619, 621, 623, 642 and 643 of the City of Camden Tax Map

Project Summary

- The Morgan Village Redevelopment Area extends three blocks to the east of I- 676, generally along both sides of Morgan and Tulip Streets. The Redevelopment Area is bounded by Fairview Street on the North, Hunter Street on the South, 9th Street on the East and I-676 on the West.
- The purpose of the Plan is to "...revitalize the neighborhood and transform it into a safe and stable residential community with neighborhood commercial uses convenient to Morgan Village residents." The preliminary schematics for the project show 264 residential units and a convenience store type commercial development.

Purpose of Resolution:

- Designate a Redeveloper
- Authorize a Redevelopment Agreement
- Authorize a Cost Agreement

Award Process:

N/A

Cost Not To Exceed:

TBD

Total Project Cost:

TBD

Source of Funds:

Redeveloper's financing

Resolution Designating Holtec International, Inc. and/or a Related Affiliate As the Redeveloper of the Morgan Village Redevelopment Area and Authorizing a Cost Agreement and Authorizing a Redevelopment Agreement with the Redeveloper for the Redevelopment of Certain Properties Located in Blocks 619, 621, 623, 642 and 643 of the City of Camden Tax Map

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

WHEREAS, on February 13, 2018 the City Council of the City of Camden (“City Council”) by Ordinance MC-5093, adopted the Morgan Village Redevelopment Plan (“Redevelopment Plan”) to facilitate the redevelopment of Morgan Village by providing a framework for the design and implementation of development projects throughout the redevelopment area; and

WHEREAS, the Local Redevelopment and Housing Law (“LRHL”) and the Redevelopment Plan authorize the CRA, as the redevelopment entity, to enter into agreements with redevelopers to undertake redevelopment projects in the furtherance of the Redevelopment Plan; and

WHEREAS, Holtec International, Inc. or a related affiliate (the “Redeveloper”), proposes to redevelop certain properties in Blocks 619, 621 623, 642, and 643, as further described in Exhibit A attached hereto, (the “Designated Properties”), including currently City-owned Properties for redevelopment of affordable and market-rate housing and neighborhood commercial uses; and

WHEREAS, the Redeveloper desires to acquire the City- owned Properties, as further described in Exhibit B attached hereto; and

WHEREAS, the City of Camden (the “City”) intends to convey the City-owned Properties to the CRA and the CRA intends to convey such property to the Redeveloper for the fair market value based upon an appraisal for such property; and

NOW THEREFORE BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that Holtec International, Inc. or a related affiliate, is hereby designated as Redeveloper of the Designated Properties, which designation shall include the right of the Redeveloper to propose, from time to time, certain specific redevelopment projects within the Redevelopment Area , provided that, each such project shall be subject to approval by the Board of Commissioners of the CRA and be included in a project sub-redevelopment agreement; and

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BE IT FURTHER RESOLVED, the designation of the Redeveloper shall be for a term of ten years from the date of this Resolution, provided that a Redevelopment Agreement acceptable to the CRA and the Redeveloper regarding the Designated Properties is executed by December 31, 2018 or extended in writing by the CRA and if the Redevelopment Agreement is not executed by such deadline the redeveloper designation shall terminate; and

BE IT FURTHER RESOLVED, that the Interim Executive Director, a duly authorized representative of the CRA, is hereby authorized and directed to negotiate and enter into a Cost Agreement with the Redeveloper which will obligate the Redeveloper to pay the legal, appraisal, title, survey and other costs that the CRA incurs in connection with the negotiation of the proposed Designated Properties Redevelopment Agreement; and

BE IT FURTHER RESOLVED, that the Interim Executive Director, is hereby authorized and directed to negotiate and enter into a Redevelopment Agreement with the Redeveloper concerning the redevelopment of the Designated Properties, which shall include among other things, a due diligence period of not less than one year to allow the Redeveloper to determine whether or not the acquisition and development is feasible, the right of the Redeveloper to purchase the City-owned Properties for a price based on an appraisal and the obligation of the Redeveloper to pay a redevelopment fee to the CRA and which Redevelopment Agreement shall set forth the terms of the sale to the Redeveloper of the City -owned Properties and other Designated Properties that may be acquired by the CRA on behalf the Redeveloper and shall provide for the proposal and approval of sub-projects as set forth above; and

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

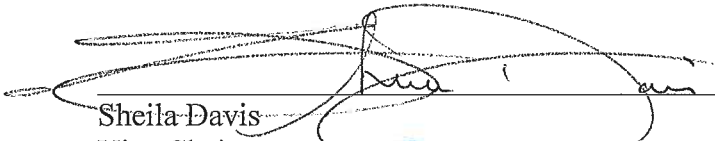
BE IT FURTHER RESOLVED, that all the actions set forth in this resolution shall be void if the City determines that it will not convey the City-owned Properties to the CRA.

07-11-18A (cont'd)

ON MOTION OF: **Vance Bowman**

SECONDED BY: **William Spearman**

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Vance C. Bowman	✓		
Sheila Davis	✓		
Ian K. Leonard	✓		
Jose Javier Ramos	✓		
Maria Sharma	✓		
William W. Spearman	✓		
Marilyn Torres			



Sheila Davis
Vice Chairperson

ATTEST: _____
Olivette Simpson
Interim Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.
Board Counsel

Exhibit A

Morgan Village Redevelopment Pan Designated Properties

Block	Lot	Address	Owner
619	45	SS TULIP 145 W 7TH ST	CUMMINGS, ROOSEVELT
619	46	680 TULIP ST	CUMMINGS, ROOSEVELT
619	47	682 TULIP ST	BROWN, MARSHAY C
619	48	SS TULIP 85 W 7TH ST	JONES, BOBBY
619	49	686 TULIP ST	JONES, BOBBY
619	51	694 TULIP ST	CAMDEN CITY
619	73	NW MORGAN & 7TH STS	ROBERTS, ALLEN P & PARKER, ROY
619	75	2461 SO 7TH ST	ARRINGTON, JOHN
619	78	2459 SO 7TH ST	FERRELL, MAYNARD
619	79	2457 SO 7TH ST	DUKE, MICHAEL G
621	48	700 TULIP ST	CARTER, EDWARD E
621	49	704 TULIP ST	WILLIAMS, CLARENCE H ET UX
621	50	706 TULIP ST	CAMDEN CITY
621	51	710 TULIP ST	VOADV PROPERTY, INC
621	52	SS TULIP 145 E 7TH ST	VOADV PROPERTY, INC
621	53	SS TULIP 165 E 7TH ST	VOADV PROPERTY, INC
621	55	720 TULIP ST	SECRETARY OF HUD
621	56	724 TULIP ST	FARHAT, FARAG H
621	58	726 TULIP ST	FREEMAN, JAMES
621	59	728 TULIP ST	FREEMAN, MILDRED ET VIR
621	60	730 TULIP ST	ARROYO, GABRIEL
621	61	732 TULIP ST	LEIVA, MANUEL
621	62	734 TULIP ST	LEIVA, MANUEL; ET AL
621	63	736 TULIP ST	HARDEN, GEORGE & THELMA
621	64	738 TULIP ST	BROWN, MARSHAY C
621	65	740 TULIP ST	BROWN, MARSHAY C
621	66	742 TULIP ST	PUGH, LLOYD
621	76	NS MORGAN 185 E 8TH ST	NGUYEN, HOA
621	78	723 MORGAN ST	LANG, ISADORE ET UX
621	79	725 MORGAN ST	CORTES, RAFAEL & EVELYN
621	80	727 MORGAN ST	BROWN, BARBARA A
621	81	729 MORGAN ST	REMENICE ENTERPRISE, LLC
621	82	731 MORGAN ST	UTLEY, L V ET UX
621	83	733 MORGAN ST	FLAX, JESSE M
621	87	747 MORGAN ST	BUYS HOLDINGS LTD
621	88	751 MORGAN ST	CAMDEN CITY
621	89	2460 SO 7TH ST	POMPEANO, NICOLA
621	90	2462 SO 7TH ST	POMPEANO, NICOLA

Exhibit A
Morgan Village Redevelopment Pan Designated Properties

621	91	2464 SO 7TH ST	POMPEANO, NICOLA
621	92	2466 SO 7TH ST	CAMDEN CITY
621	93	2468 SO 7TH ST	POMPEANO, NICOLA
621	94	2470 SO 7TH ST	CAMDEN CITY
621	95	709 MORGAN ST	STANLEY, ALBERT ET UX
621	96	711 MORGAN ST	LINDSEY, SABRINA & IRENE
621	97	713 MORGAN ST	LINDSEY, MARY L ET AL
621	98	715 MORGAN ST	TORRES, MARIANA
621	99	717 MORGAN ST	VOADV PROPERTY, INC
621	100	719 MORGAN ST	NGUYEN, HOA
621	104	702 TULIP ST	WALKER, KENNY
621	105	708 TULIP ST	VOADV PROPERTY, INC
621	106	2446 SO 7TH ST	FAULK, SHIRLEY
621	107	2448 SO 7TH ST	BROWN, MARSHAY C
621	108	2450 SO 7TH ST	FRANCO, WILFREDO ET UX
621	109	2452 SO 7TH ST	CAMDEN CITY
621	110	2454 SO 7TH ST	FARHAT, MORAD HAREF
621	111	2456 SO 7TH ST	ORTIZ-JONES, JASMINE
621	112	2458 SO 7TH ST	SANDERS, COURTNEY
623	71	800 TULIP ST	FARHAT, MAMOUN
623	72	802 TULIP ST	VOADV PROPERTY, INC
623	73	804 TULIP ST	BLAND, VINCENT
623	74	806 TULIP ST	ROGERS, RONALD
623	75	808 TULIP ST	MAY, THOMAS E & RODGERS, ROSE MARIE
623	76	810 TULIP ST	NASQVI, ABBAS M
623	77	812 TULIP ST	FATTORE, JACQUELINE & SANTO
623	78	814 TULIP ST	CRUZ, EMILIANO
623	79	816 TULIP ST	RAMOS, NILDA
623	84	836 TULIP ST	FARHAT, HOSSEIN
623	85	840 TULIP ST	FOUNTAIN, WILBERT & MARY
623	86	842 TULIP ST	ABED, FIHMI
623	87	844 TULIP ST	COSBY, JOHN
623	89	848 TULIP ST	ABED, S ABED
623	90	850 TULIP ST	COLEMAN, L ET UX
623	91	852 TULIP ST	TOLBERT, TYSHEKA A
623	103	801 MORGAN ST	JONES, ALEXANDER
623	104	803 MORGAN ST	HENRIQUEZ, JOSE
623	105	805 MORGAN ST	HENRIQUEZ, JOSE
623	106	807 MORGAN ST	HENRIQUEZ, JOSE; ET AL
623	107	809 MORGAN ST	JONES, MYRAN D SR
623	108	811 MORGAN ST	TAYLOR, JANNIE

Exhibit A
Morgan Village Redevelopment Pan Designated Properties

623	109	813 MORGAN ST	CITY FEDERAL S & L ASSN
623	110	815 MORGAN ST	BIZZELL, MARGARET C
623	112	819 MORGAN ST	DAVENPORT, ELIZABETH L
623	113	821 MORGAN ST	MARRERRO, JOSE R
623	114	823 MORGAN ST	TROCHE, JOSE S SR
623	115	825 MORGAN ST	RODRIGUEZ, RAMONA
623	116	827 MORGAN ST	PERALTA, ANA M
623	117	829 MORGAN ST	OJEDA, GABRIEL
623	118	831 MORGAN ST	ELLISON, SHARLYN
623	119	833 MORGAN ST	GROSS, DAVID
623	121	835 MORGAN ST	ABED, SUDKY Z
623	122	837 MORGAN ST	WILLIAMS, JOHN A
623	123	839 MORGAN ST	WILKES, GWENDOLINE ET VIR
623	136	828 TULIP ST	FARHAT, HAREF
623	137	830 TULIP ST	MICKENS, JOHN ET UX
623	138	832 TULIP ST	MICKENS, JOHN ET UX
623	139	834 TULIP ST	RICHARDSON, VERNON
623	140	838 TULIP ST	FARHAT, HOSSEIN
623	141	846 TULIP ST	COLLINS, JULIA TR.
642	1	724-748 MORGAN ST	ROSADOS MORGAN MARKET, LLC
643	2	820 MORGAN ST	VALENTIN, JOSE M
643	6	800 MORGAN ST	CAMACHO, A - EST OF; SANTIAGO, R
643	7	802 MORGAN ST	SANTOS, DAUSELINA
643	8	804 MORGAN ST	ROZIER, ANNIE
643	9	806 MORGAN ST	TRIMILL, LLC
643	10	808 MORGAN ST	WU HOME REMODELING, LLC
643	11	810 MORGAN ST	INFANTE, BEATRICE E
643	12	812 MORGAN ST	CUEVAS, RONI
643	13	814 MORGAN ST	CAPUTI, LEONOR
643	14	816 MORGAN ST	PALMA, GUILLERMO
643	15	818 MORGAN ST	BUELL, SHEILA B
643	16	822 MORGAN ST	VICTORIA INVESTMENT PROPERTIES, LLC
643	17	824 MORGAN ST	WASHINGTON, KIEANA
643	18	830 MORGAN ST	STILL, HADDIE TR
643	19	832 MORGAN ST	ORDLEY, CLARA L
643	20	834 MORGAN ST	ROBINSON, CYNTHELENA
643	21	2511 MORGAN BLVD	JONES, EDWARD P ET UX
643	22	2513 MORGAN BLVD	WILLIAMS, CLARENCE; ET UX
643	23	2515 MORGAN BLVD	WILLIAMS, RONDA D
643	45	NE HUNTER & 8TH STS	LINCOLN CRESTBURY APTS UR ENTITY

07-11-18A (cont'd)

Exhibit B
Morgan Village Redevelopment Plan City Owned Properties

Block	Lot	Address	Owner
619	51	694 TULIP ST	CAMDEN CITY
621	50	706 TULIP ST	CAMDEN CITY
621	88	751 MORGAN ST	CAMDEN CITY
621	92	2466 SO 7TH ST	CAMDEN CITY
621	94	2470 SO 7TH ST	CAMDEN CITY
621	109	2452 SO 7TH ST	CAMDEN CITY