

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

**Housing Development**

**Resolution No.: 11-14-18H**

**Resolution Title:**

**Resolution Designating Neighborhood Housing Services of Camden, Inc., a Non Profit,  
as Redeveloper of 605 Clinton Street (Block 1412, Lot 38 of the City of Camden Tax  
Map) Located in the Cooper Plaza Redevelopment Area and Authorizing a  
Redevelopment Agreement with the Redeveloper**

**Project Summary:**

1. The CRA owns the land identified as Block 1412, Lot 38, also known as 605 Clinton Street (the "Project Site").
2. This Resolution seeks authorization to designate Neighborhood Housing Services of Camden, Inc. (the "NHS"), or its permitted assignee, as redeveloper of the Project Site and to convey the Property Site to NHS via a redevelopment agreement for the assessed value of the property, plus reasonable redevelopment fees.
3. The property is currently a vacant lot.
4. The NHS proposes to include the lot in a larger project that improves upon the parking and circulation of traffic for the business.

**Purposes of Resolution:**

To designate a redeveloper and authorize a redevelopment agreement for Block 1412, Lot 38

**Award Process:**

N/A

**Cost Not to Exceed:**

N/A

**Total Project Cost:**

FMV, plus reasonable redevelopment fees

**Resolution Designating Neighborhood Housing Services, Inc., a Non Profit, as Redeveloper of 605 Clinton Street (Block 1412, Lot 38) of the City of Camden Tax Map Located in the Cooper Plaza Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper**

**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, in accordance with the Local Redevelopment and Housing Law, the Cooper Plaza Redevelopment Plan as to certain land within the City more particularly described therein (the “Redevelopment Area”); 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**, the Plan authorizes the CRA to designate and enter into agreements with redevelopers to undertake a redevelopment project forming a part of or in furtherance of the Plan; and

**WHEREAS**, CRA owns a property, which is a vacant lot in need of substantial rehabilitation, designated as Block 1412, Lot 38 on the Official Tax Map of the City of Camden, County of Camden, and State of New Jersey ( the “Project Site ”); and

**WHEREAS**, Neighborhood Housing Services, Inc. (the “Redeveloper”) proposes to make improvements to the site by installing an asphalt parking area for employees and clients and a driveway through the site to improve traffic circulation; and

**WHEREAS**, off street parking uses are permitted uses under the Cooper Plaza Redevelopment Plan; and

**WHEREAS**, CRA deems the proposed use of the Project Site to be an appropriate use of the property that is consistent with the Plan and that is in the best interest of the CRA and the City to facilitate the proposed redevelopment of the Project Site.

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency that Neighborhood Housing Services, Inc., a non-profit entity is hereby designated as the redeveloper of the Project Site which designation shall expire April 30, 2019 if an acceptable redevelopment agreement is not executed or if the designation is not extended in writing by CRA prior to such deadline; and

**BE IT FURTHER RESOLVED** that the Interim Executive Director, a duly authorized representative of the City of Camden Redevelopment Agency, is hereby authorized to enter into and perform the obligations under a redevelopment agreement with the Redeveloper that provides for the sale of the Project Site to the Redeveloper for the assessed value of \$1,000.00 plus reasonable costs incurred by the CRA for legal and redevelopment fees.

**BE IT FUTHER RESOLVED** that the Interim Executive Director, or her designee, is hereby authorized and directed to enter into a redevelopment agreement for the sale and to take all actions and execute all documents necessary to carry out the purposes of this resolution.

11-14-18H (cont'd)

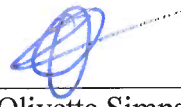
ON MOTION OF: Ian K. Leonard

SECONDED BY: Jose Javier Ramos

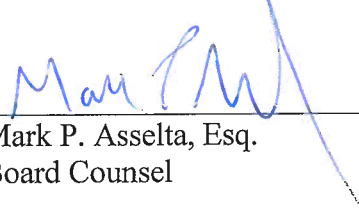
COMMISSIONER	AYES	NAYS	ABSTENTIONS
Vance C. Bowman			
Sheila Davis			
Ian K. Leonard	✓		
Jose Javier Ramos	✓		
Maria Sharma	✓		
Marilyn Torres	✓		

  
Marilyn Torres  
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

### PROJECT SUMMARY Block 1412 Lot 38- 605 Clinton Street CRA to Neighborhood Housing Services (NHS)

1. **Name of Redeveloper/Purchaser:** Neighborhood Housing Services
2. **Redevelopment Area for Property Location:** Cooper Plaza Redevelopment Area
3. **CRA Property:** Block 1412 Lot 38, 605 Clinton Street
4. **NHS Property Adjacent to CRA Property:** Block 1412 Lot 36, 601-603 Clinton Street
5. **Work Commencement Deadline:** 30-days of title conveyance
6. **Work Completion Deadline:** 24 months from real estate closing
7. **Purchase Price:** \$1,000.00, which represents the assessed value of the property.
8. **Additional Fees:** A redevelopment fee (\$500.00) and CRA's reasonable legal fees (\$750.00)
9. **Closing Date:** On or before December 31, 2018
10. **Description of Redevelopment Project:**
  - a. CRA is the owner of Block 1412, Lot 38 as designated on the Tax Map of the City of Camden and described as 605 Clinton Street, Camden, NJ.
  - b. Property is currently a vacant, unimproved lot.
  - c. The NHS proposes to include the lot in a larger project that improves upon the parking and circulation of traffic for the business.
  - d. NHS' contractor responsible for securing all necessary City of Camden permits and approvals.
  - e. NHS has demonstrated funding for the expansion project and lot improvements.
11. **Possible Board Conditions:**
  - a. CRA will monitor progress made during completion of improvements.
    - b. A deed restriction to a 24-month term within which improvements are to be completed or the property will revert to CRA.

**Exhibit B**  
**Aerial View of Site**

