

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development

Resolution No.: 03-13-19A

Resolution Title:

Resolution Designating Union Packaging, LLC. as the Redeveloper of Block 1302 Lots 1 of the City of Camden Tax Map and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper for the Redevelopment of the Former Reliable Tire Site in the Gateway Redevelopment Area for Light Industrial Purposes

Project Summary:

- Union Package, LLC. (Redeveloper) proposes to purchase and redevelop the property located at the Northwest corner of Chestnut Street and Orchard Street and the adjacent surface parking lot (together the "Property").
- The Property is the former location of Reliable Tire which burned in 2011 and was demolished and acquired by the City through tax foreclosure.
- The Redeveloper proposes to build a new 50,000 square foot industrial building to house their environmentally friendly packaging and manufacturing business. Union's packaging is used in the fast-food industry.
- The Redeveloper projects a total project cost of \$10.0 million and estimates 63 full-time employees.
- The City intends to convey Block 1302 Lot 1 to the CRA and the CRA will re-convey the Property to the Redeveloper.
- The Purchase Price will be negotiated, based on an appraisal.

Purpose of Resolution:

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

Award Process:

Property is located in a Redevelopment Area

Cost Not To Exceed:

TBD

Total Project Cost:

\$10 Million

Source of Funds:

Redeveloper's financing and Economic Opportunity Act incentives

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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 the Gateway Redevelopment Plan (“Redevelopment Plan”) “...to upgrade residential, institutional, commercial, and industrial land uses ... [and] to maximize new utility of Camden’s Gateway.”; and

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

WHEREAS, Union Package, LLC (the “Redeveloper”) proposes to redevelop the former Reliable Tire Site for light industrial uses; and

WHEREAS, the Redeveloper desires to acquire the currently City-owned property designated as Block 1302 Lot 1 on the City of Camden Tax Map (the “Property”) and known as NW Chestnut & Orchard Streets. for a negotiated price based on an appraisal; and

WHEREAS, the City intends to convey the Property to the CRA and the CRA intends to re-convey the Property to the Redeveloper.

NOW THEREFORE BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that Union Packaging, LLC is hereby designated as Redeveloper of Block 1302 Lot 1 which designation shall include the right of the Redeveloper to purchase the Property for a negotiated price based on an appraisal and which designation and right is subject to the CRA successfully acquiring the Property; and

BE IT FURTHER RESOLVED, that Redeveloper Designation authorized in this resolution shall expire on September 30, 2019 if an acceptable Redevelopment Agreement is not executed on or before that date or if the designation is not extended in writing by the CRA prior to the deadline; and

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BE IT FURTHER RESOLVED, that the Interim Executive Director, a duly authorized representative of the City of Camden Redevelopment Agency, 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, and survey costs that the CRA incurs in connection with the negotiation of the proposed Redevelopment Agreement and its costs in performing under the 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 that includes among other things, the terms set forth in this Resolution and the obligation of the Redeveloper to pay a redevelopment fee to the CRA and which sets forth the terms of the sale of the Property to the Redeveloper; 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 Block 1302 Lot 1 to the CRA.

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ON MOTION OF: Ian K. Leonard

SECONDED BY: Maria Sharma

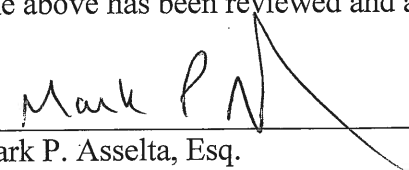
COMMISSIONER	AYES	NAYS	ABSTENTIONS
Vance C. Bowman		✓	
Sheila Davis			
Ian K. Leonard	✓		
Jose Javier Ramos	✓		
Maria Sharma	✓		
Marilyn Torres	✓		


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