

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

**Housing Development**

**Resolution No.: 04-10-19A**

**Resolution Title:**

**Resolution Designating Saint Joseph’s Carpenter Society, Inc., a Non Profit, as Redeveloper of 921 N. 22<sup>nd</sup> Street, 905 N. 22<sup>nd</sup> Street, 923 N. 22<sup>nd</sup> Street, and 932 N. 21<sup>st</sup> Street (Block 855, Lots 4, 66, 72, and 95) of the City of Camden Tax Map Located in the Cramer Hill Redevelopment Area and Authorizing a Cost Agreement and a Redevelopment Agreement with the Redeveloper**

**Project Summary:**

1. CRA owns those properties described as 921 N. 22<sup>nd</sup> Street, 905 N. 22<sup>nd</sup> Street, 923 N. 22<sup>nd</sup> Street, and 932 N. 21<sup>st</sup> Street (Block 855, Lots 4, 66, 72, and 95) of the City of Camden Tax Map (the “Project Site”) and referenced in Exhibit A attached.
2. This Resolution seeks to designate Saint Joseph’s Carpenter Society, Inc. (“SJCS”), or its permitted assignee, as redeveloper of the Project Site and to convey the Property Site to SJCS via a redevelopment agreement for the fair market value of the individual properties as established by a qualified appraiser, plus reasonable costs, expenses, and a redevelopment fee.
3. Steven W. Bartelt, MAI, in a report dated March 12, 2019 determined the fair market value to be \$32,000.00.
4. The properties are improved with structures that are vacant and require substantial rehabilitation.
5. The SJCS proposes to substantially rehabilitate the structures, and thereafter sell the property to qualified first-time homebuyers.

**Purpose of Resolution:**

To designate a redeveloper and authorize a redevelopment agreement

**Award Process:**

N/A

**Cost Not to Exceed:**

N/A

**Total Project Cost:**

FMV, plus reasonable costs, expenses, and redevelopment fee

**Resolution Designating Saint Joseph's Carpenter Society, Inc., a Non Profit, as  
Redeveloper of 921 N. 22<sup>nd</sup> Street, 905 N. 22<sup>nd</sup> Street, 923 N. 22<sup>nd</sup> Street, and 932 N. 21<sup>st</sup>  
Street (Block 855, Lots 4, 66, 72, and 95) of the City of Camden Tax Map Located in the  
Cramer Hill Redevelopment Area and Authorizing a Cost  
Agreement and 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 Cramer Hill Redevelopment Plan (the "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 redevelopment projects forming a part of or in furtherance of the Plan; and

**WHEREAS**, CRA owns properties described as 921 N. 22<sup>nd</sup> Street, 905 N. 22<sup>nd</sup> Street, 923 N. 22<sup>nd</sup> Street, and 932 N. 21<sup>st</sup> Street and designated on the City of Camden Tax Map as Block 855, Lots 4, 66, 72, and 95 (the "Project Site"); and

**WHEREAS**, Saint Joseph's Carpenter Society, Inc. proposes to improve the properties identified within the Project Site by substantially rehabilitating the vacant structures on the site, and thereafter, selling the improved properties to qualified first-time homebuyers; and

**WHEREAS**, an appraisal of the Project Site was completed by Steven W. Bartelt, MAI, on March 12, 2019 which determines the properties' fair market value to be \$32,000.00 in the aggregate; and

**WHEREAS**, single family residential uses are permitted uses under the Cramer Hill Redevelopment Plan; and

**04-10-19A (cont'd)**

**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 to be in furtherance of the interests of the CRA and the City to facilitate the proposed redevelopment.

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency that Saint Joseph's Carpenter Society, Inc., a non-profit entity is hereby designated as the redeveloper of the Project Site for purposes of entering into an acceptable redevelopment agreement, which designation shall include the right to purchase the Project Site from the CRA for fair market value and which designation shall expire October 31, 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 Agency, is hereby authorized to enter into and perform the obligations under a cost agreement and a redevelopment agreement with the Redeveloper that provides for the sale of the Project Site to the Redeveloper for the fair market value of \$32,000.00 as established by a qualified appraiser plus reasonable costs, expenses incurred by the CRA and a redevelopment fee for the Project Site to be redeveloped for a single family residential use.


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

04-10-19A (cont'd)

ON MOTION OF: Vance C. Bowman

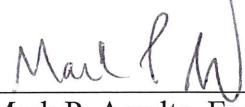
SECONDED BY: Maria Sharma

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

04-10-19A

**EXHIBIT A  
PROPERTY LIST**

**Block 855, Lot 4 - 921 N. 22<sup>nd</sup> St.  
Block 855, Lot 66 - 905 N. 22<sup>nd</sup> St.  
Block 855, Lot 72 - 923 N. 22<sup>nd</sup> St.  
Block 855, Lot 95 - 932 N. 21<sup>st</sup> St.**

**EXHIBIT B**  
**PROJECT SUMMARY**

**Block 855, Lot 4 - 921 N. 22<sup>nd</sup> St.**  
**Block 855, Lot 66 - 905 N. 22<sup>nd</sup> St.**  
**Block 855, Lot 72 - 923 N. 22<sup>nd</sup> St.**  
**Block 855, Lot 95 - 932 N. 21<sup>st</sup> St.**

1. **Name of Redeveloper/Purchaser:** Saint Joseph's Carpenter Society, Inc.
2. **Redevelopment Area for Property Location:** Cramer Hill Redevelopment Area
3. **CRA Property:** Block 855, Lot 4 - 921 N. 22<sup>nd</sup> St.  
Block 855, Lot 66 - 905 N. 22<sup>nd</sup> St.  
Block 855, Lot 72 - 923 N. 22<sup>nd</sup> St.  
Block 855, Lot 95 - 932 N. 21<sup>st</sup> St.
4. **Work Commencement Deadline:** 30-days of title conveyance
5. **Work Completion Deadline:** 24 months of acquisition of title
6. **Purchase Price:** \$32,000.00, which represents the Fair Market Value of the property.
7. **Fees:** A redevelopment fee (\$500.00) and administrative and/or legal fees (\$750.00)
8. **Closing Date:** On or before May 30, 2019
9. **Description of Redevelopment Project:**
  - a. CRA is the owner of properties described as 921 N. 22<sup>nd</sup> St, 905 N. 22<sup>nd</sup> St, 923 N. 22<sup>nd</sup> St, and 932 N. 21<sup>st</sup> St. and designated on the Tax Map of the City of Camden as Block 855, Lots 4, 66, 72, and 95.
  - b. The properties are vacant and improved with structures that require substantial rehabilitation.
  - c. Single-family residential uses are permitted uses within the Redevelopment Plan area.
  - d. SJCS proposes to substantially rehabilitate the structures and comply with applicable building code regulations as well as Energy Star standards.
  - e. SJCS' contractor is responsible for securing all necessary City of Camden or other permits and approvals.
  - f. Prospective homebuyers are required to participate in 8 hours of pre-purchase homebuyer training through the SJCS Homeowner Academy.
  - g. SJCS has demonstrated funding is available for the planned improvements under a commitment of the State's Neighborhood Revitalization Tax Credit Program ("NRTC") 2019 for Cramer Hill (funded by the American Water Company).
10. **Board Conditions:**
  - a. Community meetings were held by SJSC and its partner Coopers Ferry Partnership regarding the NRTC program implementation and SJCS' rehab of scattered sites in the Cramer Hill neighborhood.
  - b. A deed restriction that provides Redeveloper is to improve the property and complete the substantial rehabilitation of the structures within 24-months of the acquisition of title or the property will revert to CRA.
  - c. CRA to monitor construction progress.

EXHIBIT C  
TAX MAP

