

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing

Resolution No.: 06-12-19E

Resolution Title:

Resolution Amending Resolutions 01-13-16E and 07-11-18D Which Designated Parkside Urban Renewal LLC as Redeveloper of Certain Tax Lots for Residential Development in the Parkside Redevelopment Area by Extending the Term of the Redeveloper Designation, Modifying the Redevelopment Projects and Authorizing a Separate Cost Agreement and Redevelopment Agreement for each Project

Project Summary:

1. CRA by Resolution 01-13-16E designated Parkside Urban Renewal LLC and/or its permitted assignee (the “Redeveloper”) as redeveloper of up to 40 units of homeownership housing to be developed on certain scattered site tax lots in the Redevelopment Area ; and
2. CRA by Resolution 07-11-18D amended the redeveloper designation by extending the term of the designation for one year to December 31, 2018 and to include a 44 unit mixed-come multi-family rental project to be developed on certain scattered site tax lots in the Redevelopment Area; and
3. The Redeveloper requests an extension of the term of the redeveloper designation for one year to permit the Redeveloper to complete site assembly and advance 1) a For-Sale project for development of up to 44 units of housing on scattered sites located on Park Boulevard, Empire, Kenwood, and Princess Avenues, and, 2) a Mixed Income Rental project for development of up to 60 units on scattered sites located along Kenwood, Haddon Avenue, and Princess Avenues in the Parkside Redevelopment Area.
4. In addition to extending the term of the Redeveloper Designation, the Redeveloper proposes an amendment authorizing a separate cost agreement and redevelopment agreement for each redevelopment project.

Purpose of Resolution:

1. Amend Term of Redeveloper Designation and Modify the Redevelopment Projects
2. Authorize a Cost Agreement and Redevelopment Agreement for the For Sale Housing Project
3. Authorize a Cost Agreement and Redevelopment Agreement for the Multi-Family Rental Project

Award Process:

N/A

Cost Not To Exceed:

N/A

06-12-19E

Resolution Amending Resolutions 01-13-16E and 07-11-18D Which Designated Parkside Urban Renewal LLC as Redeveloper of Certain Tax Lots for Residential Development in the Parkside Redevelopment Area by Extending the Term of the Redeveloper Designation, Modifying the Redevelopment Projects and Authorizing a Separate Cost Agreement and Redevelopment Agreement for each Project

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

WHEREAS, the City Council of the City of Camden (“City Council”) adopted the Parkside Redevelopment Plan (the “Redevelopment Plan”) in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “LRHL”), 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 LRHL 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 a redeveloper to undertake redevelopment projects forming a part of or in furtherance of the Plan; and

WHEREAS, Parkside Urban Renewal LLC and/or its permitted assignee (the “Redeveloper”) by way of Resolution 01-13-16E was designated as Redeveloper of up to 40 units of homeownership housing to be developed on certain scattered site tax lots in the Redevelopment Area (the “Homeownership Project”); and

WHEREAS, the Redeveloper Designation by way of Resolution 07-11-18D was amended to extend the term for one year to December 31, 2018; and

WHEREAS, Resolution 07-11-18D also amended the redeveloper designation to include a 44 unit mixed-come multi-family rental project to be developed on certain scattered site tax lots in the Redevelopment Area (the “Multi-Family Rental Project”); and

WHEREAS, the Redeveloper’s designation expired as of December 31, 2018, and the Redeveloper requests an extension of the term of the designation for one year for both the Homeownership and Multi-Family Rental Projects; and

WHEREAS, the Redeveloper also requests to amend the property lists for both the Homeownership and Multifamily Rental projects as set forth in Exhibits A and B; and

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WHEREAS, residential uses proposed are permitted uses under the Redevelopment Plan; and

WHEREAS, the CRA deems the proposed uses of the Project Sites to be appropriate uses of the property that are consistent with the Plan and that it is in the best interests of the CRA and the City to facilitate the proposed residential redevelopment of the Project Sites; and

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the City of Camden Redevelopment Agency that Parkside Urban Renewal LLC and/or its permitted assignee designation as redeveloper is hereby extended for a term of one year until December 31, 2019 and amended to reflect the property lists for both the Homeownership Project and the Multifamily Project as set forth in Exhibits A and B.

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 separate Cost Agreement and Redevelopment Agreement with the Redeveloper for the Homeownership Project and Multi-family Project that includes the terms set forth in this resolution and to perform the obligations of the CRA under such agreement including the sale of the City Properties and CRA Properties to the Redeveloper; and

BE IT IS FURTHER RESOLVED, that the Interim 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.

06-12-19E

ON MOTION OF: *Sheila Davis*


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