

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development

Resolution No.: 09-11-19E

Resolution Title:

Resolution Designating Planned Parenthood of Northern, Central , and Southern New Jersey as Redeveloper of Property Designated as Block 177, Lots 42, 43, 44, 63, 64, 65 of the City of Camden Tax Map Located in the Lanning Square Redevelopment Area and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper

Project Summary:

- Planned Parenthood of Northern, Central, and Southern New Jersey (Planned Parenthood) proposes to acquire 6 publicly and privately owned lots in Block 177 to build a new facility in Camden to serve the community and increase its services, educational programs and community partnerships. It is a significant consideration that the new facility be accessible to public transportation.
- Planned Parenthood is currently located at 317 Broadway and has been in operation since 1995.
- The organization, is fully committed to Camden, a federally designated medically underserved area. Planned Parenthood considers Camden central to its mission to provide access to primary and preventive health care. The new facility will allow Planned Parenthood to increase its services, while operating a more modern and efficient facility.
- Planned Parenthood has requested the CRA's assistance to acquire the properties for the new facility due to the potential difficulties to assemble the site for development.
- The proposed redevelopment site in Block 177 includes six (6) vacant, unimproved parcels of which four (4) are in title to the CRA and City of Camden (Lots 43, 63, 65, and 42). The remaining two (2) privately-owned parcels (Lots 42 and 64) are not designated in the Lanning Square Redevelopment Plan for acquisition, and may only be acquired by the CRA by direct negotiations with the property owners. See Exhibit A
- The project timeline is dependent on the acquisition of the redevelopment site.

Purpose of Resolution:

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

Award Process:

Property is located in an Area in Need of Redevelopment and Rehabilitation

Cost Not To Exceed:

TBD

Total Project Cost:

TBD

Source of Funds:

Redeveloper's Funds

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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 Lanning Square Redevelopment Plan (“Redevelopment Plan “); and

WHEREAS, pursuant to the Local Redevelopment and Housing Law (“LRHL”), the Lanning Square Redevelopment Plan designated the CRA to implement the Redevelopment Plan and thereby authorized the CRA to enter into agreements with redevelopers to undertake redevelopment projects in areas designated by the Plan as the Redevelopment Area and Rehabilitation Area in furtherance of the Redevelopment Plan; and

WHEREAS, Planned Parenthood of Northern, Central, and Southern New Jersey (Planned Parenthood) proposes to acquire properties designated as Block 177, Lots 42, 43, 44, 63, 64, 65 on the City of Camden Tax Map (the “Redevelopment Site”) to build a new medical office and facility in the City of Camden; and

WHEREAS, the Redevelopment Site includes six (6) vacant, unimproved parcels of which four (4) are in title to the CRA and City of Camden (Lots 43, 63, 65, and 42) and two (2) are privately held (Lots 42 and 64) See Exhibit A ; and

WHEREAS, the proposed medical office and facilities use is a permitted use in the Redevelopment Plan area within the US University and Support Zone; and

WHEREAS, Planned Parenthood has requested the CRA’s assistance in acquiring the Redevelopment Site

NOW THEREFORE BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that Planned Parenthood of Northern, Central, and Southern New Jersey and/or its affiliate is hereby designated as Redeveloper of Block 177, Lots 42, 43, 44, 63, 64, and 65 of the City of Camden Tax Map and which designation shall include the right of the Redeveloper to purchase the properties for a negotiated price based on a fair market value appraisal and which designation and right is subject to the CRA successfully acquiring all of the Redevelopment Site property; and

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BE IT FURTHER RESOLVED, that this Redeveloper Designation shall expire March 31, 2020 if an acceptable Redevelopment Agreement is not executed or if the designation is not extended in writing by the CRA prior to the 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 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 acquisition of the Redevelopment Site; and

BE IT FURTHER RESOLVED, that the Interim Executive Director, is hereby authorized and directed to negotiate and enter into and perform the CRA's obligations under 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 Redevelopment Site to the Redeveloper; and

BE IT FURTHER RESOLVED, that the 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.

09-11-19E (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 Jones
Marilyn Torres
Chairperson

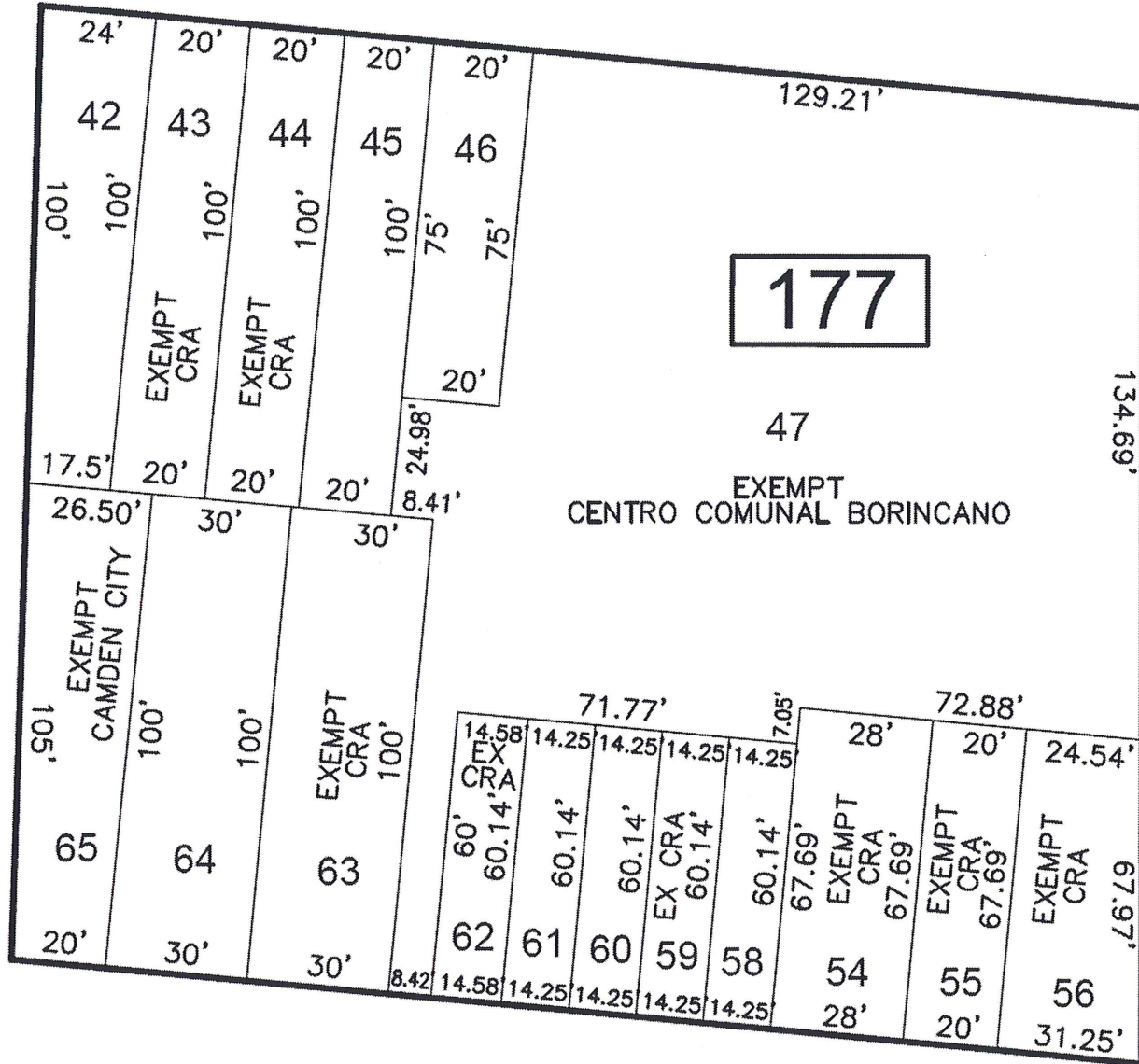
ATTEST:

[Signature]
Olivette Simpson
Interim Executive Director

The above has been reviewed and approved as to form.

[Signature]
Mark P. Asselta, Esq.
Board Counsel

TAX MAP BLOCK BLOCK 177



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