

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development

Resolution No.: 12-11-19B

Resolution Title:

Resolution Designating Camden’s Charter School Network As the Redeveloper of Block 955 Lots 6,9,10, and 16 of the City of Camden Tax Map and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper for the Redevelopment of Properties Located in an Area in Need of Rehabilitation in the Cramer Hill Redevelopment Area

Project Summary:

- Camden’s Charter School Network (Network) proposes to acquire 4 privately-owned lots in Block 955 (Properties) for development of an Early Childhood Education Center in connection with their charter school facilities in Cramer Hill.
- The Properties are adjacent to the Network’s other properties and are vacant and subject to significant tax liens.
- Because of apparent abandonment and significant title issues, the Network has requested the City’s assistance in acquiring the Properties.
- It has been determined that a Charter School is a Public Purpose pursuant to the Eminent Domain Act of 1971 and N.J.S.A. 40A: 12-3 and if necessary to complete the acquisition, the City may use its authority under the Act to condemn the Properties.
- Under a separate resolution, the CRA will enter into a Shared Services Agreement with the City to act as the City’s agent in the acquisition process.
- It is proposed that once the City acquires the Properties, the Properties will be conveyed to the CRA for re-conveyance to the Network pursuant to a redevelopment agreement that will require the use of the properties for the Early Childhood Education Center.

Purpose of Resolution:

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

Award Process:

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

Cost Not To Exceed: TBD

Total Project Cost:

\$5.0 Million

Source of Funds:

Redeveloper’s financing

12-11-19B

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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 Cramer Hill Redevelopment Plan ("Redevelopment Plan"), the stated vision of which is "...to strongly revitalize area businesses and housing and to create new commercial, housing, schools and recreational opportunities during the next 10-25 years."; and

WHEREAS, pursuant to the Local Redevelopment and Housing Law ("LRHL"), the 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 forming a part of in furtherance of the Redevelopment Plan; and

WHEREAS, Camden's Charter School Network (the "Network") proposes to develop an Early Childhood Education Center and desires to acquire the privately-owned properties designated as Block 955 Lots 6,9,10, and 16 on the City of Camden Tax Map (the "Properties"), and which Properties are located in an Area in Need of Rehabilitation in the Redevelopment Plan, for such purpose; and

WHEREAS, the Network has requested the City of Camden's ("City") assistance in acquiring the Properties; and

WHEREAS, the City has determined that the proposed use, namely a Charter School, is a Public Purpose pursuant to the Eminent Domain Act of 1971 (N.J.S.A. 20:3-1 to -50) and N.J.S.A. 40A: 12-3 and that the City may utilize its power of condemnation if necessary to acquire the Properties; and

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

12-11-19B (cont'd)

NOW THEREFORE BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that Camden's Charter School Network is hereby designated as Redeveloper of Block 955 Lots 6,9,10, and 16 and which designation shall include the right of the Redeveloper to purchase the Properties for a negotiated price that is no less than the City/CRA's cost to acquire the Properties and which designation and right is subject to the CRA successfully acquiring the Property; and

BE IT FURTHER RESOLVED, that this Redeveloper Designation shall expire on 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 City and the CRA incur in connection with the acquisition of the Properties and the negotiation of the proposed 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 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 or cannot acquire or convey Block 955 Lots 6,9,10, and 16 to the CRA.

12-11-19B (cont'd)

ON MOTION OF: *Vance Bowman*

SECONDED BY: *Ian K. Leonard*

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

Marilyn Torres
Marilyn Torres
Chairperson

ATTEST: *[Signature]*
Olivette Simpson
Interim Executive Director

The above has been reviewed and approved as to form.

[Signature]
Michael J. Watson, Esq.
Board Counsel