

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development

Resolution No.: 03-11-20B

Resolution Title:

Resolution Designating the Delaware River Port Authority As the Redeveloper of Block 139.02, Lot 1.02 of the City of Camden Tax Map and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper for the Redevelopment of the Property Located in the Downtown Redevelopment Area

Project Summary:

- The Delaware River Port Authority (DRPA) seeks to acquire a small parcel of land at the corner of Federal Street and Delaware Avenue, Camden, designated as Block 139.02, Lot 1.02, which is currently owned by the CRA.
- Lot 1.02 is approximately 0.05 acres or 1962.05 square feet. CRA was under the belief that Lot 1.02 was owned by DRPA based on Camden City tax records. The title company for DRPA, however holds the opinion that the CRA is the owner of the property..
- DRPA is the owner of Lot 1.01 and seeks to acquire fee simple title to Lot 1.02 in order to consolidate the lots and enable the DRPA to install a solar power system on the consolidated lots to provide power for its headquarters at One Port Center, which is located directly across the street on Delaware Avenue.
- The Property would be sold to DRPA for the fair market value as established by an appraiser mutually agreeable to DRPA and CRA and to be engaged by DRPA.

Purpose of Resolution:

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

Award Process:

Property is located in an Area in Need of Redevelopment

Cost Not To Exceed:

TBD

Total Project Cost:

TBD

Source of Funds:

Redeveloper's Funds

Resolution Designating the Delaware River Port Authority As the Redeveloper of Block 139.02, Lot 1.02 of the City of Camden Tax Map and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper for the Redevelopment of the Property Located in the Downtown Redevelopment Plan

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 Downtown Redevelopment Plan (“Redevelopment Plan “); 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 or in furtherance of the Redevelopment Plan; and

WHEREAS, the CRA is the owner of Block 139.02, Lot 1.02 of the City of Camden Tax Map (the “Property”); and

WHEREAS, the Delaware River Port Authority (the “DRPA”) is the owner of Block 139.02, Lot 1.01 which is adjacent to the Property;

WHEREAS, the DRPA proposes to acquire the Property and consolidate both Lots 1.01 and 1.02 in order to install a solar power system on the combined lots to provide power for its headquarters at One Port Center; and

WHEREAS, the Property would be sold to DRPA for the fair market value as established by an appraiser mutually agreeable to DRPA and CRA and to be engaged by DRPA.

NOW THEREFORE BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that the Delaware River Port Authority is hereby designated as Redeveloper of Block 139.02, Lot 1.02 and which designation shall include the right of the Redeveloper to purchase the Property for the fair market value of the Property; and

BE IT FURTHER RESOLVED, that this Redeveloper Designation shall expire on June 30, 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, and/or survey costs that the CRA incurs in connection with the negotiation of the proposed Redevelopment Agreement and sale of the Property; 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 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.

03-11-20B (cont'd)

ON MOTION OF: Maria Sharma

SECONDED BY: Ian K. Leonard

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



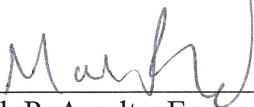
Marilyn Torres
Chairperson

ATTEST:



Olivette Simpson
Interim Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.
Board Counsel