

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

**Executive Office** -Companion Resolution # 3

**Resolution No.:** 05-13-20C

**Resolution Title:**

Resolution Ratifying a Professional Services Agreement with J. McHale & Associates, Inc. for Appraisal Services for Certain Property in Blocks 858 and 856 of the City of Camden Tax Map for an Amount not to Exceed \$5,700.00

**Project Summary:**

- Pursuant to Resolutions 04-08-20A and 04-08-20B the CRA is serving as the City of Camden's agent to acquire eleven (11) vacant, unimproved parcels in connection with the construction of low and moderate income replacement housing for redevelopment of the Ablett Village public housing development located in the Cramer Hill Redevelopment area.
- The subject property is designated as Block 868, Lot 14.01; Block 856, Lots 40, 40.01, 51, 54, 60, 60.01, 60.02, 60.03, 61, and 61.01 of the City Tax Map (the Property), and is owned by the Cramer Hill CDC, a defunct non-profit organization.
- The City has determined that it is necessary to acquire the property for the construction of low and moderate income replacement housing units for Ablett Village and that the Property is suitable for this purpose.
- The City has the statutory authority to acquire the Property via Eminent Domain pursuant to the Fair Housing Act, N.J.S.A. 52:27D-325.
- The City intends at its next regularly scheduled City Council Meeting to authorize the CRA as its agent to proceed to acquire the Property pursuant to the City's statutory authority under the Act.
- An appraisal report is necessary to determine the just compensation to be paid for the Property.

**Purpose of Resolution:**

To Ratify a Professional Services Agreement

<b>Award Process:</b> Pursuant to N.J.S.A. 40A 11-5((1)(a)(i))
<b>Cost Not To Exceed:</b> \$5,700
<b>Total Project Cost:</b> TBD
<b>Source of Funds:</b> Cost Agreement with the Redeveloper

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for Appraisal Services for Certain Property in Blocks 858 and 856 of the  
City of Camden Tax Map for an Amount not to Exceed \$5,700.00**

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

**WHEREAS**, the Housing Authority of the City of Camden (“HACC”) proposes the assemblage of a 2.4-acre site consisting of eleven (11) vacant and unimproved properties to be acquired for the purpose of constructing low and moderate income replacement housing units in the Cramer Hill neighborhood in conjunction with the redevelopment of Ablett Village, a public housing development; and

**WHEREAS**, the property identified is designated as Block 868, Lot 14.01 and Block 856, Lots 40, 40.01, 51, 54, 60, 60.01, 60.02, 60.03, 61, and 61.01 of the City Tax Map (the “Property”) and located in an Area in Need of Rehabilitation and may not be acquired via eminent domain under the Redevelopment Law; and

**WHEREAS**, the HACC has requested the City of Camden’s (“City”) assistance in acquiring the Property; and

**WHEREAS**, the City has determined that it is necessary to provide for the construction of low and moderate income replacement housing units for the redevelopment of Ablett Village and the City has the statutory authority to acquire the Property via eminent domain for these purposes pursuant to the Fair Housing Act, N.J.S.A. 52:27D-325; and

**WHEREAS**, the City intends to authorize the CRA to acquire the Property on its behalf under the City’s statutory authority to exercise eminent domain in accordance with the Act; and

**WHEREAS**, as an appraisal report is required to establish the current fair market value of the property for purposes of the condemnation action; and

**WHEREAS**, pursuant to N.J.S.A. 40A 11-5((1)(a)(i)) the CRA will execute a professional services contract with the firm of J. McHale & Associates, Inc. for a fixed fee as set forth in the fee proposal submitted by that firm: and

**Resolution No.: 05-13-20C (cont'd)**

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency, hereby ratifies a Professional Services Agreement with J. McHale & Associates, Inc. for the provision of an appraisal report for property designated a Block 868, Lot 14.01 and Block 856, Lots 40, 40.01, 51, 54, 60, 60.01, 60.02, 60.03, 61, and 61.01 of the City Tax Map in an amount not to exceed \$5,700.00; and

**BE IT FURTHER 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.

Resolution No.: 05-13-20C (cont'd)

ON MOTION OF: Ian K. Leonard

SECONDED BY: Jose Javier Ramos

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




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