

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Executive Office

Resolution No.: 09-09-20A

Resolution Title:

Resolution Amending Resolution 05-13-20B Which Designated the Housing Authority of the City of Camden as Redeveloper of Certain Land in Blocks 868 and 856 For Construction of Low- Moderate Income Housing in the Cramer Hill Redevelopment Area by Expanding the Project Site to Include Certain Land in Block 823 Owned by the City of Camden

Project Summary:

1. CRA by Resolution 05-13-20B designated the Housing Authority of the City of Camden (HACC) as redeveloper of certain land in Blocks 868 and 856 for the purpose of constructing 63 +/-low-moderate income replacement units as part of a plan to redevelop the Ablett Village public housing site.
2. The HACC seeks to expand the project site to include 10 City-owned lots identified as Block 823, Lots 1, 2, 3, 4, 21, 22, 23, 24, 81 and 82 of the City of Camden Tax Map (the "Additional Property").
3. The City will authorize the transfer of the Additional Property to the CRA and the CRA will convey the Property to the HACC and/or its co-developer partner or assigns, pursuant to a redevelopment agreement.
4. The HACC will be submitting an application for funding for a 2020 HUD Choice Neighborhood Implementation (CNI) Grant to the US Department of Housing and Urban Development and an application for tax credits to the New Jersey Housing and Mortgage Finance Agency and HACC and/or its co-developer or assigns must establish site control which can be established by entering into a redevelopment agreement for the property.
5. The HACC and/or its co-developer will be obligated to pay the legal, appraisal or other related costs that CRA incurs in connection with the proposed redevelopment agreement.

Purpose of Resolution:

- Amend Redeveloper Designation
- Amend Redevelopment Agreement

Award Process:

N/A

Cost Not to Exceed:

TBD

Total Project Cost: TDC \$18.8 million

TBD

Source of Funds:

Redeveloper Funds

09-09-20A

Resolution Amending Resolution 05-13-20B Which Designated the Housing Authority of the City of Camden as Redeveloper of Certain Land in Blocks 868 and 856 For Construction of Low- Moderate Income Housing in the Cramer Hill Redevelopment Area by Expanding the Project Site to Include Certain Land in Block 823 Owned by the City of Camden

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

WHEREAS, pursuant to the Local Redevelopment and Housing Law (“LRHL”), the CRA is designated as the Redevelopment Entity to implement the Cramer Hill Redevelopment Plan and is to enter into agreements with redevelopers to undertake redevelopment projects forming a part of and in furtherance of the Redevelopment Plan; and

WHEREAS, the Housing Authority of the City of Camden (HACC) initially proposed the assemblage of a site consisting of eleven (11) privately-owned vacant and unimproved lots that would be acquired for the construction of low and moderate income replacement housing units in connection with the redevelopment of Ablett Village, a public housing development; and

WHEREAS by Resolution 05-13-20A, the CRA authorized a shared services agreement with the City, to act as the City’s agent to acquire by eminent domain these eleven privately owned parcels pursuant to the Fair Housing Act (N.J.S.A. 52:27D-325), and identified 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 Project Site); and

WHEREAS, the HACC has requested to expand the Project Site to include additional vacant and unimproved lots owned by the City of Camden and identified as Block 823, Lots 1, 2, 3, 4, 21, 22, 23, 24, 81 and 82 of the City of Camden Tax Map (the “Additional Property”); and

WHEREAS, the City will transfer the Additional Property to the CRA and the CRA will then convey the assembled Project Site to the HACC and/or its co-developer partner or assigns pursuant to a redevelopment agreement for the development of low- and moderate income housing; and

WHEREAS, the HACC will be submitting an application for funding for a 2020 HUD Choice Neighborhood Implementation (CNI) Grant to the US Department of Housing and Urban Development and an application for tax credits to the New Jersey Housing and Mortgage Finance Agency and HACC and/or its co-developer or assigns must establish site control which can be established by entering into a redevelopment agreement with the CRA for the property.

09-09-20A (cont'd)

WHEREAS, the residential use proposed is a permitted use under the Redevelopment Plan; and

NOW THEREFORE BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that Resolution 05-13-20B is hereby amended to designate the Housing Authority of the City of Camden (HACC) and/or its co-developer or permitted assigns as Redeveloper of certain land identified in Block 823, Lots 1, 2, 3, 4, 21, 22, 23, 24, 81 and 82 of the City of Camden Tax Map and which designation shall include the right of the Redeveloper to obtain title to the Additional Property and which designation and right is subject to the City's transfer of the parcels to the CRA; and

BE IT FURTHER RESOLVED, that the Interim Executive Director, is hereby authorized and directed to negotiate and enter into an amendment to the Redevelopment Agreement with the Redeveloper that includes the Additional Property, the terms set forth in this Resolution and the obligation of the Redeveloper to pay reasonable legal, appraisal and other related costs that the CRA incurs in connection with the proposed redevelopment agreement and which sets forth the terms and conditions for the conveyance of the Additional Property to the Redeveloper; and

BE IT FURTHER RESOLVED that the deadline for Redeveloper to enter into a Redevelopment Agreement as set forth in Resolution 05-13-20A is extended for all properties including the Additional Property until October 30, 2020.

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 does not transfer the Additional Property to the CRA as described above.

09-09-20A

ON MOTION OF: Gilbert Harden Sr.

SECONDED BY: Ian K. Leonard

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Derick Davis	X		
Gilbert Harden Sr.	X		
Ian K. Leonard	X		
Jose Javier Ramos			
Maria Sharma	X		
Marilyn Torres	X		

Marilyn Torres

Marilyn Torres
Chairperson

ATTEST:

Olivette Simpson
Interim Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta

Mark P. Asselta, Esq.
Board Counsel