

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing Development

Resolution No.: 11-18-20B

Resolution Title:

Resolution Designating Urban Development Partners L.L.C as the Redeveloper of Block 185, Lots 2, 3, 7-11, 14 -30 of the City of Camden Tax Map and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper for Construction of a Mixed-Income and Market-Rate Multi-Family Rental Housing Development

Project Summary:

1. CRA owns the vacant structures and lots identified as Block 185, Lots 2, 3, 7- 11, 12, 14 30 on the City of Camden Tax Map and located within the Lanning Square Redevelopment area (the "Project Site").
2. The Project Site is bordered on the North by Washington Street, to the West by 4th Street, to the South by Berkley Street and to the East by West Street.
3. Urban Development Partners, L.L.C. proposes to demolish the existing vacant, unoccupied structures and construct a 64-unit market/rate mixed-income rental housing development with a set aside of up to 35 units which will be affordable to households earning between 60 % and 30% of the area's median income.
4. The CRA owned property will be conveyed to the Redeveloper for the property's fair market value as determined by an appraisal.
5. This Resolution proposes to designate Urban Development Partners L.L.C. and/or its assigns as the Redeveloper for the Project Site and to authorize a cost agreement and a redevelopment agreement for the purchase and redevelopment of the Project Site.

Purposes of Resolution:

1. Designate a Redeveloper
2. Authorize a Cost Agreement
3. Authorize a Redeveloper Agreement

Award Process:

N/A

Cost Not to Exceed:

N/A

Total Project Cost:

TBD

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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, in accordance with the Local Redevelopment and Housing Law, the Lanning Square Redevelopment Plan as to certain land within the City more particularly described therein (the “Redevelopment Area”); and

WHEREAS, City Council designated the CRA as the redevelopment entity pursuant to the Redevelopment Law to implement redevelopment plans and carry out redevelopment projects within the Redevelopment Area; and

WHEREAS, the Plan authorizes the CRA to designate and enter into agreements with redevelopers to undertake a redevelopment project forming a part of or in furtherance of the Plan; and

WHEREAS, CRA is the owner of Property designated as Block 185, Lots 2, 3, 7- 11, 12, 14- 30 of the Tax Map of the City of Camden and more fully described on Exhibit A (the “Project Site”); and

WHEREAS, Urban Development Partners, L.L.C. proposes to demolish the existing vacant, unoccupied structures and construct a 64-unit market/rate mixed-income rental housing development with a set aside of up to 35 units which will be affordable to households earning between 30% and 60% of the area’s median income; and

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

WHEREAS, CRA deems the proposed use of the Property Site to be an appropriate use that is consistent with the Plan and that is in the best interest of the CRA and the City to facilitate the proposed redevelopment of the Property.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that Urban Development Partners L.L.C.is hereby designated as the redeveloper of Block 185, Lots 2, 3, 7- 11, 12, 14 – 30 of the City of Camden Tax Map and described more fully on Exhibit A, which designation shall include the right of the Redeveloper to purchase the Project Site for the fair market value as determined by an appraisal and which designation shall expire February 28, 2021 if an acceptable redevelopment agreement is not executed or if the designation is not extended in writing by CRA prior to such 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 to enter into and perform the obligations under a redevelopment agreement with the Redeveloper that provides for the sale of the Property to the Redeveloper for the fair market value to be determined by an appraisal plus reasonable costs and expenses incurred by the CRA and a redevelopment fee.

BE IT FUTHER 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. Directed to take actions and execute all documents necessary to carry out the purposes of this resolution.

11-18-20B (cont.)

ON MOTION OF: Maria Sharma

SECONDED BY: Ian K. Leonard

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Derek Davis	X		
Gilbert Harden Sr.			
Ian K. Leonard	X		
Jose Javier Ramos	X		
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 Asselta

Mark P. Asselta, Esq.
Board Counsel

Exhibit A
PROPERTY LIST

Block	Lot	Location	Owner
185	2	418 WASHINGTON ST	CAMDEN REDEVELOPMENT AGENCY
185	3	420 WASHINGTON ST	CAMDEN REDEVELOPMENT AGENCY
185	4	422 WASHINGTON ST	PRIVATE OWNERSHIP
185	5	424 WASHINGTON ST	PRIVATE OWNERSHIP
185	6	426 WASHINGTON ST	PRIVATE OWNERSHIP
185	7	428 WASHINGTON ST	CAMDEN REDEVELOPMENT AGENCY
185	8	430 WASHINGTON ST	CAMDEN REDEVELOPMENT AGENCY
185	9	432 WASHINGTON ST	CAMDEN REDEVELOPMENT AGENCY
185	10	433 WEST ST	PRIVATE OWNERSHIP
185	11	435 WEST ST	CAMDEN REDEVELOPMENT AGENCY
185	12	437 WEST ST	CAMDEN REDEVELOPMENT AGENCY
185	13	439 WEST ST	PRIVATE OWNERSHIP
185	14	441 WEST ST	CAMDEN REDEVELOPMENT AGENCY
185	15	443 WEST ST	CAMDEN REDEVELOPMENT AGENCY
185	16	445 WEST ST	CAMDEN REDEVELOPMENT AGENCY
185	17	447 WEST ST	CAMDEN REDEVELOPMENT AGENCY
185	18	449 WEST ST	CAMDEN REDEVELOPMENT AGENCY
185	19	451 WEST ST	CAMDEN REDEVELOPMENT AGENCY
185	20	453 WEST ST	CAMDEN REDEVELOPMENT AGENCY
185	21	455 WEST ST	CAMDEN REDEVELOPMENT AGENCY
185	22	427 BERKLEY ST	CAMDEN REDEVELOPMENT AGENCY
185	23	425 BERKLEY ST	CAMDEN REDEVELOPMENT AGENCY
185	24	423 BERKLEY ST	CAMDEN REDEVELOPMENT AGENCY
185	25	421 BERKLEY ST	CAMDEN REDEVELOPMENT AGENCY
185	26	419 BERKLEY ST	CAMDEN REDEVELOPMENT AGENCY
185	27	417 BERKLEY ST	CAMDEN REDEVELOPMENT AGENCY
185	28	415 BERKLEY ST	CAMDEN REDEVELOPMENT AGENCY
185	29	413 BERKLEY ST	CAMDEN REDEVELOPMENT AGENCY
185	30	REAR 439 WEST ST	CAMDEN REDEVELOPMENT AGENCY

Exhibit B
Aerial View of Site

