

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

**Housing**

**Resolution No.: 04-12-17B**

**Resolution Title:**

**Resolution Authorizing an Amendment to an Option for Redevelopment Agreement with Michaels Development Company, I, L.P. for 1800 Davis Street, Camden, N.J. Designated as Block 1395, Lot 39 of the Camden City Tax Map and Located in the Whitman Park Area Extending the Deadline to Exercise the Option**

**Project Summary:**

1. Michaels Development Company, I, L.P. (the "Redeveloper"), by Resolution #06-08-16L was designated the Redeveloper of certain property known as 1800 Davis Street, Camden, NJ and designated on the Camden Tax Map as Block 1395, Lot 39 (the "Property Site").
2. The Redeveloper proposes to demolish the existing vacant, 4-story dilapidated office building and construct a mixed use building containing 53 residential units and commercial space on the first level of a 4-story the building. The commercial uses proposed include space for a credit union, pharmacy, and pediatric day care.
3. CRA, having acquired the Property Site, entered into an Option for Redevelopment Agreement with the Redeveloper also pursuant to Resolution #06-08-16L. The project was originally proposed to be financed by part of the applied for CHOICE grant but was not approved for the grant which will require the Redeveloper to obtain a different source of financing.
4. The Redeveloper requests that the period to exercise the Option for Redevelopment Agreement be extended one additional year to March 12, 2018. In consideration for this extension the Redeveloper will pay CRA a \$10,000 non-refundable fee within seven (7) days of the execution of the Amendment to Option for Redevelopment Agreement, which fee will not be applied to the purchase price.
5. In the event that the Redeveloper is unable to secure all the financing necessary for the project prior to March 12, 2018, CRA would agree to extend the period to exercise the Option for Redevelopment Agreement for a second additional year to March 12, 2019 for an additional \$10,000 non-refundable fee, which fee will not be applied to the purchase price.

**Purpose of Resolution:**

Amend the terms of an Option for Redevelopment Agreement

**Award Process:** N/A

**Cost Not To Exceed:** N/A

**Total Project Cost:** \$16 Million

04-12-17B

**Resolution Authorizing an Amendment to an Option for Redevelopment Agreement with Michaels Development Company, I, L.P. for 1800 Davis Street, Camden, N.J. Designated as Block 1395, Lot 39 of the Camden City Tax Map and Located in the Whitman Park Area Extending the Deadline to Exercise the Option**

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

**WHEREAS**, the Council of the City of Camden (the “City Council”) adopted, in accordance with the Local Redevelopment and Housing Law, 40A: 12A-1 et seq. (“LRHL”), an ordinance approving the Centerville Redevelopment Plan and will consider an ordinance approving a Whitman Park Redevelopment Plan as to certain land in the Centerville and Whitman Park Neighborhoods of the City of Camden and more particularly described therein (collectively, the “Redevelopment Areas”); and

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

**WHEREAS**, pursuant to N.J.S.A. 40A:12A-22 (i) the CRA has the power to purchase real property necessary for carrying out the relocation of the residents, industry and commerce displaced from a redevelopment area; and

**WHEREAS**, CRA owns certain real property known as 1800 Davis Street Camden, NJ and designated as Block 1395, Lot 39 on the Tax Map of the City of Camden, County of Camden, State of New Jersey (“1800 Davis Street”), which is an approximately 1.15 acre parcel that is improved by a vacant four story office building (the “Project Site”); and,

**WHEREAS**, Michaels Development Company, I, L.P. and/or its permitted assignee (the “Redeveloper”) proposes to redevelop the Project Site for a mixed use, four story building containing 53 residential units and commercial space on the first floor to accommodate such commercial uses as a credit union, pharmacy, and pediatric day care center; and

**WHEREAS**, the residential and commercial uses proposed are permitted uses under the City of Camden zoning ordinance; and

**WHEREAS**, CRA by Resolution # 06-08-16L deemed the proposed use of the Project site to be an appropriate use of the property, designated the Redeveloper as the redeveloper of the Project Site and authorized an Option for Redevelopment Agreement with the Redeveloper ; and

**04-12-17B (cont'd)**

**WHEREAS**, CRA and the Redeveloper entered into an Option for Redevelopment Agreement dated June 23, 2016; and

**WHEREAS**, the project was originally proposed to be financed by part of the applied for CHOICE grant but was not approved for the grant which will require the Redeveloper to obtain a different source of financing; and

**WHEREAS**, the Redeveloper requests that the terms of the Option for Redevelopment Agreement be amended by extending the period to exercise the Option for one additional year to March 12, 2018 to allow additional time for the Redeveloper to seek replacement funding and in consideration, the Redeveloper will pay a \$10,000 non-refundable fee to the CRA within seven (7) days of the execution of the Amendment to Option for Redevelopment Agreement, which fee will not be applied to the purchase price of the Project Site; and

**WHEREAS**, the Redeveloper also requests that in the event they are unable to secure all the financing necessary for the project prior to March 12, 2018, CRA agree to extend the period to exercise the Option for Redevelopment Agreement for a second additional year to March 12, 2019 for an additional \$10,000 non-refundable fee, which fee will not be applied to the purchase price of the Project Site; and

**WHEREAS**, the CRA desires to amend the terms of the Option for Redevelopment Agreement with the Redeveloper to facilitate the proposed residential and commercial development of the Project Site

**NOW, THEREFORE, BE IT RESOLVED**, by the governing body of the City of Camden Redevelopment Agency that the Executive Director, a duly authorized representative of the CRA, is hereby authorized and directed to negotiate and enter into an Amendment to Option for Redevelopment Agreement with the Redeveloper which option agreement shall be amended to contain the terms set forth in this resolution and such other terms and conditions that the Executive Director, in the exercise of her judgment deems necessary and in the best interests of the CRA; and

**BE IT IS FURTHER RESOLVED**, that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute any and all other documents necessary to effectuate the purposes of this resolution.

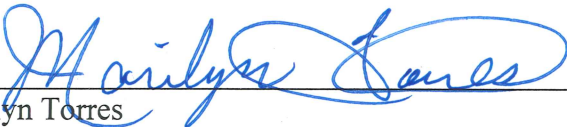


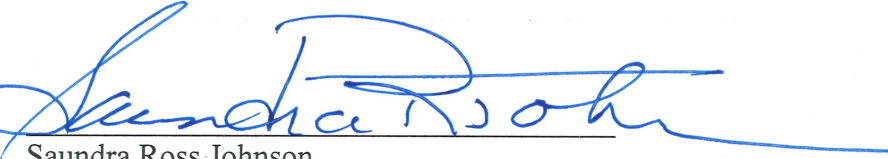
04-12-17B (cont'd)

ON MOTION OF: Maria Sharma

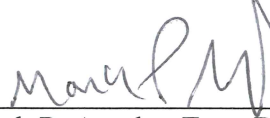
SECONDED BY: Jose Javier Ramos

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

  
\_\_\_\_\_  
Marilyn Torres  
Chairperson

ATTEST:   
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Sandra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.

  
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Mark P. Asselta, Esq., Board Counsel