

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing Development

Resolution No.: 02-09-22A

Resolution Title:

Resolution Authorizing an Amendment to a Redevelopment Agreement with 1800 Davis Associates, LLC or its Permitted Assigns for a Redevelopment Project on Block 1395, Lot 39 on the City of Camden Tax Map

Project Summary:

- The CRA entered into a Redevelopment Agreement with 1800 Davis Associates, LLC (the Redeveloper) dated July 8, 2019 for the redevelopment of a CRA owned property designated as 1395, Lot 39 on the City tax map. The Site is currently improved by a blighted and vacant 40,000 SF office building and surface parking lot.
- The Redevelopment Agreement authorized by Resolutions 06-08-16L and Resolution 04-12-17B originally called for a mixed use development providing for the demolition of the existing structure and development of approximately 50 residential housing units and commercial space on the first floor, which would include a credit union and a pediatric day care center.
- The Redeveloper has requested to modify the project plan and proposes an age restricted development for occupancy by individuals aged 55 and older. The existing office building will be demolished to construct a 4-story mixed-use structure with an attached parking garage. The ground floor of the new building will feature a primary medical center and office space. The upper three stories will consist of 50 residential units.
- The Redeveloper, an affiliate of Michaels Development Company, proposes to partner with Virtua Health to finance the development. A funding proposal will be submitted to the NJ Housing and Mortgage Finance Agency (NJHMFA) under its Hospital Partnership Subsidy Program and Virtua will provide a \$4 MM soft loan to the project, with a matching equity contribution provided from the NJHMFA's Program. Additional, equity capital will be sourced from syndicated non-competitive 4% federal Low-Income Housing Tax Credits.
- The Redeveloper has requested an extension of certain deadlines in the Redevelopment Agreement to allow it to secure financing and other approvals, including an extension of the deadline to satisfy contract contingencies to June 30, 2023 and an extension of the deadline to acquire the site to December 31, 2023.

Purpose of Resolution: To amend a redevelopment agreement.
Award Process: N/A
Cost Not To Exceed: N/A
Total Project Cost: Est. \$14 MM
Source of Funds: New Jersey financial incentives and redeveloper's financing.

02-09-22A

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WHEREAS, in furtherance of City of Camden Redevelopment Agency (CRA) Resolutions 06-08-16L and 04-21-17B, the CRA and 1800 Davis Associates, LLC (the “Redeveloper”) entered into a Redevelopment Agreement, dated July 8, 2019, concerning the redevelopment of a property owned by the CRA and designated as Block 1395, Lot 39 of the City Tax Map (the Project Site); and

WHEREAS, the Redevelopment Agreement authorized by Resolutions 06-08-16L and Resolution 04-12-17B originally called for the demolition of the existing structure and development of approximately 50 residential housing units and commercial space on the first floor, including a credit union and a pediatric day care center; and

WHEREAS, the Redeveloper has requested to modify the project plan and proposes an age restricted development for occupancy by individuals aged 55 and older, demolition of the existing building, and construction of a 4-story mixed-use building with an attached parking garage, with uses on the ground floor to include a primary medical center and office space and the upper three stories 50 residential units; and

WHEREAS, the Redeveloper, an affiliate of Michaels Development Company, will partner with Virtua Health to finance the development by applying to the NJ Housing and Mortgage Finance Agency (NJHMFA)’s Hospital Partnership Subsidy Program which will enable Virtua to make a \$4 million equity contribution to the project which will be matched by the NJHMFA and combined with equity sourced from non-competitive 4% federal low- income housing tax credits; and

WHEREAS, the Redeveloper further requests to amend the Redevelopment Agreement by extending certain deadlines in the Agreement in order to secure financing and approvals, including an extension of the deadline to satisfy contract contingencies to June 30, 2023 and an extension of the deadline to acquire the site to December 31, 2023.

NOW, THEREFORE BE IT RESOLVED, by governing body of the City of Camden Redevelopment Agency that the Interim Executive Director, a duly authorized representative of the Agency is hereby authorized and directed to negotiate and enter into a First Amendment which amends the project to be constructed to the revised project set forth in this resolution and that extends the deadlines for the project, including the deadline to satisfy contract contingencies to June 30, 2023 and the deadline to acquire Block 1395, Lot 39 on the City’s Tax Map to December 31, 2023; and

BE IT FURTHER RESOLVED, that the Interim Executive Director, or her designee, is hereby authorized and directed to take all action and execute all documents necessary to carry out the purposes of this resolution.

02-09-22A (cont'd)

ON MOTION OF: **Maria Sharma**

SECONDED BY: **Gilbert Harden**

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

Ian K. Leonard

Ian K. Leonard
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