

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Executive Office

Resolution No.: 08-10-22G (Walk-On)

Resolution Title:

Resolution Designating The Michaels Development Company I, L.P. as Redeveloper of Block 62, Lots 17, 18, 19, and 20; Block 62.01, Lots 1, 2, 3, and 4; Block 62.02, Lots 24 and 25 of the City of Camden Tax Map and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper for a Residential Housing Development in the Downtown Redevelopment Area

Project Summary:

- CRA is the owner of certain real property designated as Block 62, Lots 17, 18, 19, and 20; Block 62.01, Lots 1, 2, 3, and 4 and Block 62.02, Lots 24 and 25 of the City of Camden Tax Map. The property known as the ABC Barrel Site, is located in the historic Cooper Grant neighborhood and is approximately one-acre (the “Project Site”). Due to a New Jersey Department of Environmental Protection (NJDEP) deed restriction and conservation easement 40% of the Site must be preserved as open space.
- The Project Site is bordered on the north by attached row homes along Linden Street and partially to the south by homes fronting Penn Street. To the west of the Site are townhomes facing Front Street built in 2006. A small portion of the Site extends to the south between the row homes and townhomes and connects to Penn Street.
- On February 25, 2022 CRA issued a Request for Proposals (RFP) for the Project Site requesting Proposals for a market-rate/mixed-income housing project and one Proposal was submitted.
- The Proposal submitted was by The Michaels Development Company I, L.P. (“Michaels”). Michaels proposes to build on the Site an 87,500-square-foot development comprised of 24 townhouse units in three-story buildings. The 24 units will be a combination of two- and three-bedroom units. The units will be market-rate units. The complex will also include a central green space that coincides with the NJDEP conservation area.
- Michaels proposes to work with a national home builder who will construct the townhouse units.
- In its Proposal, Michaels has agreed to involve the local community in the planning and implementation of the project by providing periodic presentations and updates at neighborhood meetings and by soliciting and considering community input.
- A committee of the CRA has reviewed the Michael’s project and is recommending the approval of the project based on the factors stated in the RFP.

<p>Project Summary (cont'd)</p> <ul style="list-style-type: none"> • This Resolution proposes to designate The Michaels Development Company I, L.P., 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.
<p>Purpose of Resolution:</p> <ol style="list-style-type: none"> 1. Designate A Redeveloper 2. Authorize a Cost Agreement 3. Authorize a Redevelopment Agreement
<p>Award Process:</p> <p>Request for Proposals</p>
<p>Cost Not To Exceed:</p> <p>N/A</p>
<p>Total Project Cost:</p> <p>TBD</p>

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of Block 62, Lots 17, 18, 19, and 20; Block 62.01, Lots 1, 2, 3, and 4; Block 62.02, Lots 24 and 25
of the City of Camden Tax Map and Authorizing a Cost Agreement and Redevelopment Agreement
with the Redeveloper for a Residential Housing Development
in the Downtown Redevelopment Area**

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

WHEREAS, the Council of the City of Camden adopted, pursuant to the Local Redevelopment and Housing Law, 40A: 12A-1 et seq. (“LRHL”), an ordinance approving the Downtown Redevelopment Plan (the “Redevelopment Plan”) after determining that the area subject to the Redevelopment Plan qualified as an area in need of Redevelopment/rehabilitation pursuant to the LRHL; and

WHEREAS, pursuant to the LRHL, the Redevelopment Plan designates CRA as the Redevelopment entity to implement the Redevelopment Plan and authorizes CRA to enter into agreements with redevelopers to undertake Redevelopment projects forming a part of and in furtherance of the Redevelopment Plan; and

WHEREAS, CRA is the owner of certain real property designated as Block 62, Lots 17, 18, 19, and 20; Block 62.01, Lots 1, 2, 3, and 4 and Block 62.02, Lots 24, and 25 of the City of Camden Tax Map and described more fully on Exhibit A (the “Project Site”); and

WHEREAS, the Project Site is approximately one-acre in size, known as the ABC Barrel Site, and is located in the historic Cooper Grant neighborhood; and

WHEREAS, the Project Site is bordered on the north by attached row homes along Linden Street and partially to the south by homes fronting Penn Street. To the west of the Site are townhomes facing Front Street built in 2006. A small portion of the Site extends to the south between the row homes and townhomes and connects to Penn Street; and

WHEREAS, on February 25, 2022, CRA issued a Request for Proposals (RFP) for the Project Site requesting Proposals for a market-rate/mixed-income housing project and one Proposal was submitted; and

WHEREAS, the Proposal submitted was by The Michaels Development Company I, L.P. (“Michaels”) and was for an 87,500-square-foot development comprised of 24 townhouse units in three-story buildings; and

WHEREAS, the 24 units will be a combination of two-and three-bedroom units that will be market rate units and the complex will also include a central green space that coincides with a New Jersey Department of Environmental Protection (NJDEP) conservation area; and

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WHEREAS, Michaels proposes to work with a national home builder who will construct the townhouse units; and

WHEREAS, in its Proposal, Michaels has agreed to involve the local community in the planning and implementation of the project by providing periodic presentations and updates at neighborhood meetings and by soliciting and considering community input; and

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

WHEREAS, a CRA committee has reviewed and evaluated the Michael's proposed project and is recommending the approval of the project based on the factors stated in the RFP, and

WHEREAS, CRA deems the proposed use of the Project Site to be an appropriate use of the property and that it is in the best interests of CRA and the City to facilitate the proposed residential Redevelopment of the Project Site.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that The Michaels Development Company I, L.P is hereby designated as Redeveloper of Block 62, Lots 17, 18, 19, and 20; Block 62.01, Lots 1, 2, 3, and 4 and Block 62.02, Lots 24 and 25 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 reflected in the Proposal submitted by Michaels; and

BE IT FURTHER RESOLVED that the Redeveloper designation authorized in this Resolution is conditioned on the redeveloper involving the local community, including the Cooper Grant Neighborhood Association, in the planning and implementation of the project by providing periodic presentations and updates at neighborhood meetings and by soliciting and considering community input, which requirement shall be included in the Redevelopment agreement for the project; and

BE IT FURTHER RESOLVED that the Redeveloper designation authorized in this Resolution is conditioned on approval of the national builder, who will be part of the project, by the CRA Interim Executive Director which requirement shall be included in the Redevelopment agreement for the project; and

BE IT FURTHER RESOLVED that the Redeveloper designation authorized in this Resolution shall expire on July 31, 2023 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 and directed to negotiate and enter into a Cost Agreement with the Redeveloper which will obligate the Redeveloper to pay the legal, appraisal, title, and survey costs that the CRA incurs in connection with the negotiation and performance of the proposed Redevelopment Agreement; and

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BE IT FURTHER RESOLVED, the Interim Executive Director is hereby authorized and directed to negotiate and enter into a Redevelopment Agreement with the Redeveloper that includes among other things, the terms set forth in this Resolution and which sets forth the terms of the sale of the Project Site to the Redeveloper; and

BE IT FURTHER RESOLVED, the Interim 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.

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ON MOTION OF: Christopher Collins

SECONDED BY: Jose Javier Ramos

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Christopher Collins	X		
Derek Davis	X		
Gilbert Harden, Sr.			
Tasha Gainey-Humphrey	X		
Ian K. Leonard			X
Jose Javier Ramos	X		
Maria Sharma	X		

Maria Sharma

Maria Sharma
Vice -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

EXHIBIT A

Block	Lot	Address	Acreage	Land Use Permitted
62	17	315 N. 2 nd Street	.0833	Residential Development
62	18	313 N. 2 nd Street	.0833	Residential Development
62	19	311 N. 2 nd Street	.0806	Residential Development
62	20	309 N. 2 nd Street	.0736	Residential Development
62.01	1	330 N. Front Street	.0548	Residential Development
62.01	2	328 N. Front Street	.0547	Residential Development
62.01	3	326 N. Front Street	.0567	Residential Development
62.01	4	324 N. Front Street	.0546	Residential Development
62.02	24	123 Penn Street	.0275	Residential Development
62.02	25	121 Penn Street	.0375	Residential Development
Remainder/ Open Space		Centennial Avenue	.4233	Open Space/Access Roadway