

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

**Economic Development**

**Resolution No.: 02-15-23A**

**Resolution Designating The Cooper Health System as Redeveloper of Property Designated as Block 177, Lots 42, 43, 44, 45, 46, 54, 55, 56, 58, 59, 60, 61, 62 63, 64, and 65 of the City of Camden Tax Map Located in the Lanning Square Redevelopment Area and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper**

**Project Summary:**

- The Cooper Health System has announced a \$2 billion expansion of its Camden Campus. This expansion will create new environmentally sustainable facilities, include emerging technologies and innovations, and expand education and teaching space at the health system.
- The Ronald McDonald House of Southern New Jersey is currently operating adjacent to the present Cooper campus and is providing services to hospital patients and/or their families who are receiving treatment at Cooper and other area health care facilities.
- Cooper, in cooperation with the Board and administration of the Ronald McDonald House of Southern New Jersey, is proposing to construct a new Ronald McDonald House within Block 177 of the Camden Tax Map (the “Redevelopment Site”), which will allow the site of the current Ronald McDonald House to be used for Cooper’s campus expansion. Lot 47 (El Centro Comunal Borincano Day Care) is specifically excluded from the Redevelopment Site.
- The City of Camden is the owner of one of the lots in the Redevelopment Site, which is proposed to be transferred to the CRA and then sold to the Redeveloper for fair-market value as determined by appraisal.
- The CRA is the owner or is in the process of acquiring eleven lots in the Redevelopment Site. These lots are proposed to be sold to the Redeveloper for fair-market value as determined by appraisal or recent acquisition price.
- The Redeveloper may also purchase other properties from private owners within the Redevelopment Site by voluntary acquisition if needed for the redevelopment project.

**02-15-23A (cont'd)**

**Purpose of Resolution:**

- Designate a Redeveloper
- Authorize a Cost Agreement
- Authorize a Redevelopment Agreement

**Award Process:**

Property is located in an Area in Need of Redevelopment.

**Cost Not To Exceed:**

TBD

**Total Project Cost:**

TBD

**Source of Funds:**

Redeveloper's Funds

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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**, pursuant to the Local Redevelopment and Housing Law (“LRHL”), the City Council of the City of Camden (“City Council”) declared an area that includes Block 177 of the Camden Tax Map as an area in need of redevelopment and adopted the Lanning Square Redevelopment Plan (“Redevelopment Plan”) for such area; and

**WHEREAS**, pursuant to the LRHL, the Redevelopment Plan designates the CRA as the redevelopment entity to implement the Redevelopment Plan and authorizes the CRA to enter into agreements with redevelopers to undertake redevelopment projects within the area covered by the Redevelopment Plan; and

**WHEREAS**, The Cooper Health System has announced a \$2 billion expansion of its Camden Campus, which expansion will create new environmentally sustainable facilities, include emerging technologies and innovations, and expand education and teaching space at the health system; and

**WHEREAS**, the Ronald McDonald House of Southern New Jersey is currently operating adjacent to the present Cooper campus and is providing services to hospital patients and/or their families who are receiving treatment at Cooper and other area health care facilities; and

**WHEREAS**, Cooper, in cooperation with the Board and administration of the Ronald McDonald House of Southern New Jersey is proposing to construct a new Ronald McDonald House within Block 177 of the Camden Tax Map (the “Redevelopment Site”), which will allow the site of the current Ronald House to be used for Cooper’s campus expansion; and

**WHEREAS**, Block 177, Lot 47 is specifically excluded from the designation; and

**WHEREAS**, the City of Camden is the owner of one of the lots that comprises the Redevelopment Site, which is proposed to be transferred to the CRA and then sold to the Redeveloper for fair-market value as determined by appraisal; and

**WHEREAS**, the CRA is the owner or is in the process of acquiring eleven lots in the Redevelopment Site and these lots are proposed to be sold to the Redeveloper for fair-market value as determined by appraisal or recent acquisition price; and

**WHEREAS**, the Redeveloper may also purchase other properties from private owners within the Redevelopment Site by voluntary acquisition if needed for the redevelopment project; and

**WHEREAS**, CRA deems the proposed use of the Redevelopment Site to be consistent with the uses permitted in the Redevelopment Plan and that the development of the proposed project will further the interests of the City and its residents.

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency that The Cooper Health System is hereby designated as Redeveloper of Block 177, Lots 42, 43, 44, 45, 46, 54, 55, 56, 58, 59, 60, 61, 62, 63, 64, and 65 of the City of Camden Tax Map and which designation shall include the right of the Redeveloper to acquire the properties as set forth in this resolution; and

**BE IT FURTHER RESOLVED** that this Redeveloper Designation shall expire on June 30, 2023, if an acceptable Redevelopment Agreement is not executed by such deadline or if the designation is not extended in writing by the CRA prior to the 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 has incurred or will incur in connection with the negotiation and performance of the proposed Redevelopment Agreement and acquisition of the Redevelopment Site; and

**BE IT FURTHER RESOLVED** that the Interim Executive Director is hereby authorized and directed to negotiate and enter into and perform the CRA's obligations under a Redevelopment Agreement with the Redeveloper that includes among other things, the terms set forth in this resolution and the obligation of the Redeveloper to pay a redevelopment fee to the CRA and which sets forth the terms of the sale of the Redevelopment Site to the Redeveloper, and

**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.

02-15-23A (cont'd)

ON MOTION OF: **Gilbert Harden, Jr.**


SECONDED BY: **Derek Davis**

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

***Ian K. Leonard***

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Ian K. Leonard  
Chairperson

ATTEST:

  
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Olivette Simpson  
Interim Executive Director

The above has been reviewed and approved as to form.

***Mark P. Asselta***

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Mark P. Asselta, Esq.  
Board Counsel