

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

**Housing Development**

**Resolution No.: 06-14-23B**

**Resolution Title:**

**Resolution Amending Resolution 05-10-23D that Authorized a Shared Services Agreement with the City of Camden for the City of Camden Redevelopment Agency to Serve as the City’s Agent for Property Acquisition for the Construction of Low and Moderate Income Housing and to Accept Title to the Property from the City as Needed for this Redevelopment Project to Add an Omitted Property**

**Project Summary:**

- The City of Camden by Resolution MC-8950 adopted May 9, 2023 authorized a Shared Services Agreement with the CRA for the acquisition of certain Property on behalf of the City for the construction of low and moderate income housing for the Ablett Village CNI Grant Program.
- CRA by Resolution 05-10-23D on May 10, 2023 authorized a Shared Services Agreement with the City in a similar action for these purposes.
- The Property identified by the HACC for acquisition and construction of replacement units in the above resolutions was Block 818, Lots 30, 49, 51, 57, 16, and 17; and Block 822, Lot 35 on the City of Camden Tax Map (the “Property”).
- A parcel of land designated as Block 818, Lot 31 was erroneously omitted from the City and CRA Resolutions (the “Omitted Property”).
- This Resolution authorizes an amendment to CRA Resolution 05-10-23D to enable the CRA to acquire the Omitted Property on behalf of the City and to accept title to this parcel from the City as needed for the Ablett Village CNI Grant Program.
- The CRA and HACC will enter into a redevelopment agreement which will provide that HACC will be obligated to pay the acquisition costs of the Omitted Property, and other reasonable costs and fees in connection with the condemnation process and a fee for CRA’s project management services.
- After CRA has acquired the Omitted Property and the City is in title, the Property will be conveyed to CRA. CRA will then re-convey the property to the HACC, subject to the terms of the redevelopment agreement.

**Purpose of Resolution:**

Authorize an amendment to prior resolution to add an omitted property.  
Authorize acceptance of property from the City

**Resolution No: 06-14-23B (cont'd)**

**Award Process:**

N/A

**Cost Not to Exceed:**

TBD

**Total Project Cost:**

TBD

**Source of Funds:**

HACC / Redeveloper Funds

06-14-23B

**Resolution Amending Resolution 05-10-23D that Authorized a Shared Services Agreement with the City of Camden for the City of Camden Redevelopment Agency to Serve as the City’s Agent for Property Acquisition for the Construction of Low and Moderate Income Housing and to Accept Title to the Property from the City as Needed for this Redevelopment Project to Add an Omitted Property**

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

**WHEREAS**, N.J.S.A. 40A:65-1 authorizes local units of government to enter into agreements for shared services; and

**WHEREAS**, The City of Camden by Resolution MC-8950 adopted May 9, 2023 authorized a Shared Services Agreement with the CRA for the acquisition of certain Property on behalf of the City for the construction of low and moderate income housing for the Ablett Village CNI Grant Program; and

**WHEREAS**, CRA by Resolution 05-10-23D authorized a Shared Services Agreement with the City for these purposes in a similar action; and

**WHEREAS**, the Property identified in the above resolutions for the construction of low and moderate income housing designated was Block 818, Lots 30, 49, 51, 57, 16, and 17; and Block 822, Lot 35 on the City of Camden Tax Map (the “Property”);

**WHEREAS**, a parcel of land designated as Block 818, Lot 31 was erroneously omitted from the City and CRA Resolutions and is to be included in the project (the “Omitted Property”); and

**WHEREAS**, the City’s has the power to acquire the Omitted Property for such purposes by use of the power of eminent domain pursuant to the Fair Housing Act, N.J.S.A. 52:27D-325; and

**WHEREAS**, CRA supports the acquisition of the Omitted Property as necessary and useful for the construction of low-moderate income housing and in furtherance of the Ablett Village/Cramer Hill US HUD Choice Neighborhoods Implementation (CNI) Grant which was obtained for such purposes; and

**WHEREAS**, the cost of acquisition of the Omitted Property will be paid by the HACC; and

**WHEREAS**, upon acquisition of the Omitted Property by the CRA on behalf of the City, the Property will be conveyed to the CRA and ultimately to the HACC pursuant to a redevelopment agreement to be entered into between the CRA and the HACC and to be authorized by a separate action of the CRA, and

**WHEREAS**, the City intends to consider authorizing an amendment to Resolution MC-8950 at its next regularly scheduled meeting and this resolution shall be null and void if the City does not adopt a resolution authorizing the amendment to the City’s prior resolution that includes the Omitted Property.

**06-14-23B (cont'd)**

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the City of Camden that Resolution 05-10-23D is hereby amended to add the Omitted Property to the list of properties that are subject to that resolution and the Interim Executive Director, a duly authorized representative of the Agency, is hereby authorized and directed to include in the Shared Services Agreement with the City of Camden and authorized by Resolution MC- 8950 Block 818, Lot 31 of the City of Camden Tax Map; and

**BE IT FURTHER RESOLVED** that the Shared Services Agreement shall include a provision expressly authorizing the CRA to use the City's statutory authority of eminent domain in accordance with N.J.S.A. 52:27D-325; and

**BE IT FURTHER RESOLVED** that the CRA is hereby authorized to accept conveyance from the City of land designated as Block 818, Lot 31 of the City of Camden Tax Map for re-conveyance to the HACC pursuant to a redevelopment agreement to be entered into between the CRA and the HACC to be authorized by a separate action of the CRA; and

**BE IT FURTHER 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.

06-14-23B (cont'd)

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

SECONDED BY: **Tasha Gainey-Humphrey**

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

**EXHIBIT A**

**Revised Property List for Acquisition**

<b>CNI Ablett Village Phase 4 Project</b>		
<b>Block</b>	<b>Lot</b>	<b>Address</b>
818	16	NW Wayne & 16th Street
818	17	Ws N 16 <sup>th</sup> 200 N Wayne Avenue
818	30	SS Pierce 100 W 16th Street
<b>818</b>	<b>31</b>	<b>1115 No 16 Street</b>
818	49	1590 Pierce Avenue
818	51	NS Wayne 140 W 16th Street
818	57	SS Pierce 80 W 16th Street
822	35	SS Harrison 19th to 20th