

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

**Housing Development**

**Resolution No.: 06-12-24C**  
**Companion Resolution # 1**

**Resolution Title:**

**Resolution Terminating the Designation of the Housing Authority of the City of Camden as the Redeveloper of Certain Land in Blocks 818, 822, and 814 of the City of Camden Tax Map Located in the Cramer Hill Redevelopment Area and Terminating a Cost Agreement with the Redeveloper for the Construction of Low- and Moderate-Income Housing on Such Property**

**Project Summary:**

- The Housing Authority of the City of Camden (“HACC”) proposed to acquire land for the purpose of constructing approximately 73 low- and moderate-income housing units as part of a phasing plan to redevelop the Ablett Village public housing site (the “Project”).
- The development of the Ablett Village CNI Phase V will consist of three scattered sites within close proximity to Ablett Village. The assemblage includes private properties designated as Block 818, Lots 30, 31, 51, 49, 57, 16 and 17, and Block 822, Lot 35 to be acquired by eminent domain pursuant to the City’s statutory authority under N.J.S.A. 52:27D-325; Block 818, Lots 14, 48, 53, and 59 to be acquired by direct negotiations with the private property owner; and Block 814, Lot 2 to be acquired from the CRA (the “project sites”).
- The City has the statutory authority to acquire real property by eminent domain for purpose of constructing low- and moderate-income housing pursuant to the Fair Housing Act, N.J.S.A. 52:27D-325.
- The City adopted an Ordinance at the July 11, 2023 City Council Meeting authorizing the acquisition of Property designated as Block 818, Lots 30, 31, 51, 49, 57, 16 and 17, and Block 822, Lot 35 by eminent domain pursuant to N.J.S.A. 52:27D-325 (the “FHA Acquired Properties”).
- For purposes of acquiring the FHA Acquired Properties, the City by Resolution MC-8950 adopted on May 9, 2023 authorized a shared services agreement with the CRA to enable CRA, acting on behalf of the City, to manage the condemnation process by utilizing the City’s authority under the Act. CRA by Resolution 05-10-23D and amended by Resolution 06-14-23B adopted a similar resolution for this purpose.
- After the City acquires the FHA Acquired Properties, the FHA Acquired Properties will be conveyed to the CRA for re-conveyance to the redeveloper pursuant to a redevelopment agreement that will require the use of the properties for constructing the planned low- and moderate-income housing.

**Resolution No.: 06-12-24C (cont'd)**

- By Resolution #06-14-23A, the Agency conditionally designated HACC as Redeveloper to serve as redeveloper of the project sites within the redevelopment area, conditioned upon the parties' negotiation and execution of an acceptable redevelopment agreement for the Project
- On August 29, 2023, the Agency and the Redeveloper entered into a Cost Sharing Agreement (the "Cost Agreement"), under which the Redeveloper agreed to pay all of the costs and expenses incurred by CRA related to the Project.
- HACC and CRA have not yet entered into a redevelopment agreement for the Project
- CRA was recently notified by HACC that HUD funds cannot be used to escrow funds, or to acquire property by condemnation. To keep the Ablett Village Phase VI project moving forward, HACC and Michaels Development Company ("MDC") propose that an affiliate of MDC be substituted for the HACC as redeveloper, which affiliate will assume all the redeveloper's obligations and will enter into of a cost agreement and redevelopment agreement.
- The Cost Agreement entered into on August 29, 2023 between the CRA and HACC is no longer needed given the change in circumstances.
- This resolution is conditioned upon the approval of the Housing Authority of the City of Camden as to the termination of HACC as redeveloper and the substitution of a MDC affiliate for the Project.

**Purpose of Resolution:**

- Terminate HACC as a Redeveloper
- Terminate the Cost Agreement between CRA and HACC

**Award Process:**

Property is located in a Redevelopment Area.

**Cost Not to Exceed:**

TBD

**Total Project Cost:**

TBD

**Source of Funds:**

Redeveloper's Funds

**Resolution Terminating the Designation of the Housing Authority of the City of Camden as the Redeveloper of Certain Land in Blocks 818, 822, and 814 of the City of Camden Tax Map Located in the Cramer Hill Redevelopment Area and Terminating a Cost Agreement with the Redeveloper for the Construction of Low- and Moderate-Income Housing on Such Property**

**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 Cramer Hill Redevelopment Plan designated the CRA to implement the Redevelopment Plan and thereby authorized the CRA to enter into agreements with redevelopers to undertake redevelopment projects forming a part of and in furtherance of the Redevelopment Plan; and

**WHEREAS**, the Housing Authority of the City of Camden (“HACC”) proposed to acquire land for the purpose of constructing approximately 73 low- and moderate-income housing units as part of a phasing plan to redevelop the Ablett Village public housing site; and

**WHEREAS**, the proposed development of the Ablett Village CNI Phase V will consist of three scattered sites that will require an assemblage of private properties designated as Block 818, Lots 30, 31, 51, 49, 57, 16 and 17, and Block 822, Lot 35, to be acquired by eminent domain (the “FHA Acquired Properties”); Block 818, Lots 14, 48, 53, and 59 to be acquired by direct negotiations with the private property owner; and Block 814, Lots 2 to be acquired from the CRA (the “Project Sites”); and

**WHEREAS**, the City of Camden (“City”) has determined it is necessary to provide for the construction of low- and moderate-income housing units for redevelopment of Ablett Village and the City has the statutory authority to acquire the FHA Acquired Properties by eminent domain for these purposes pursuant to the Fair Housing Act, N.J.S.A. 52:27D-325; and

**WHEREAS**, the City adopted an Ordinance at the July 11, 2023 City Council Meeting authorizing the acquisition of the FHA Acquired Properties by eminent domain pursuant to N.J.S.A. 52:27D-325; and

**WHEREAS**, the City by Resolution MC-8950 adopted on May 9, 2023 authorized a shared services agreement with the CRA to enable CRA, acting on behalf of the City, to manage the condemnation process by utilizing the City’s statutory authority under the Act and CRA by Resolution 05-10-23D and amended by Resolution 06-14-23B adopted a similar resolution for this purpose; and

**WHEREAS**, by Resolution #06-14-23A, the Agency conditionally designated HACC as Redeveloper to serve as redeveloper of the Property Sites within the Redevelopment Area, conditioned upon the parties’ negotiation and execution of an acceptable redevelopment agreement for the Redevelopment Project.

**WHEREAS**, on August 29, 2023, the Agency and the Redeveloper entered into a Cost Sharing Agreement (the “Cost Agreement”), under which the Redeveloper agreed to pay all of the costs and expenses incurred by the Agency related to the Project.

**06-12-24C (cont'd)**

**WHEREAS**, HACC and CRA have not yet entered into a redevelopment agreement for the Project; and

**WHEREAS**, CRA was recently notified by HACC that HUD funds cannot be used to escrow funds or to acquire property by condemnation. To keep the Ablett Village Phase VI project moving forward, HACC and Michaels Development Company (“MDC”) propose that an affiliate of MDC be substituted for the HACC and designated as redeveloper, which affiliate will assume all of the redeveloper obligations and will enter into a cost agreement and redevelopment agreement.

**WHEREAS**, this resolution is conditioned upon the approval of the Housing Authority of the City of Camden as to the termination of HACC as redeveloper and the substitution of a MDC affiliate for the Project.

**NOW, THEREFORE BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency that the Housing Authority of the City of Camden is hereby terminated as the Redeveloper of the Project Sites; and

**BE IT FURTHER RESOLVED**, that the Cost Agreement entered into on August 29, 2023 between the CRA and the HACC is terminated; and

**BE IT FURTHER RESOLVED**, that 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.

06-12-24C (cont'd)

ON MOTION OF: Christopher Collins

SECONDED BY: Maria Sharma


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

*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

ABLETT VILLAGE PHASE V (BLOCK 814, LOT 2 ) TO BE ACQUIRED FROM CRA



Exhibit A

ABLETT VILLAGE PHASE V (BLOCK 818, LOTS 30, 31, 51, 49, 57, 16, & 17 BLOCK 818, LOTS 14, 48, 53 & 59) EMINENT DOMAIN and DIRECT NEGOTIATIONS



Exhibit A

ABLETT VILLAGE PHASE V (BLOCK 822, LOT 35 ) EMINENT DOMAIN

