

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

**Housing Development
Companion Resolution #1**

Resolution No.: 01-08-25C

Resolution Title:

Resolution Authorizing an Amendment to a Cost Agreement and Redevelopment Agreement with the Redeveloper Alfred Cramer Urban Renewal, LLC for the Construction of Low- and Moderate-Income Housing on Certain Land in Blocks 818, 822, and 814 of the City of Camden Tax Map Located in the Cramer Hill Redevelopment Area

Project Summary:

- Alfred Cramer Urban Renewal, LLC (“ACUR”) proposes 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 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 (or upon adoption of this resolution through the use of Eminent Domain, if necessary, pursuant to an amended Cost Agreement and amended Redevelopment Agreement); 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 site, the City by Resolution MC-8950 adopted on May 9, 2023, authorized a shared services agreement with the CRA to authorize 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 authorized a similar resolution for this purpose.

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- After the City acquires the FHA Acquired Properties and Block 818, Lots 14, 48, 53, and 59 (if eminent domain is used for these parcels), such properties will be conveyed to the CRA for re-conveyance to ACUR pursuant to a redevelopment agreement that will require the use of the properties for constructing the planned low- and moderate-income housing.
- CRA and ACUR entered into a redevelopment agreement and a cost agreement dated August 26, 2024, which provides that ACUR is obligated to pay the acquisition costs of the Project Sites, and all other reasonable costs and fees in connection with the condemnation of the FHA Acquired Properties, and a fee for CRA's project management and redevelopment services.
- An Amendment to the August 26, 2024, redevelopment agreement and cost agreement are required based upon a recent impasse as to the negotiations with the private owner regarding the acquisition of the private parcels, designated as Block 818, Lots 14, 48, 53 and 59 (the "Private Parcels"). While such acquisition shall remain applicable to a private contract with the private owner should negotiations move from the present impasse, the amendments will now also allow for the acquisition to occur by the use of the City's statutory authority of Eminent Domain in accordance the Fair Housing Act, N.J.S.A. 52:27D-325.
- This resolution is conditioned upon the City of Camden taking such formal action that is needed to authorize the taking of the Private Parcels by the use of Eminent Domain if necessary.

Purpose of Resolution:

- To authorize an Amendment to the Cost Agreement
- To authorize an Amendment to the Redevelopment Agreement

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 Authorizing an Amendment to a Cost Agreement and Redevelopment Agreement with the Redeveloper Alfred Cramer Urban Renewal, LLC for the Construction of Low- and Moderate-Income Housing on Certain Land in Blocks 818, 822, and 814 of the City of Camden Tax Map Located in the Cramer Hill Redevelopment Area

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, Alfred Cramer Urban Renewal, LLC (“ACUR”) proposes 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, (the “FHA Acquired Properties”) to be acquired by eminent domain; Block 818, Lots 14, 48, 53, and 59 to be acquired by direct negotiations with the private property owner (or upon adoption of this resolution through the use of Eminent Domain, if necessary pursuant to an amended Cost Agreement and an amended Redevelopment Agreement); 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 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 authorize 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 authorized a similar resolution for this purpose; and

WHEREAS, CRA and ACUR entered into a redevelopment agreement and a cost agreement on August 26, 2024 which provides that ACUR is obligated to pay the acquisition costs of the Project Sites, and all other reasonable costs and fees in connection with the condemnation of the FHA Acquired Properties, and a fee for CRA’s project management and redevelopment services.; and

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WHEREAS, an Amendment to the August 26, 2024 redevelopment agreement and cost agreement are required based upon a recent impasse as to the negotiations with the private owner regarding the acquisition of the private parcels, Block 818, Lots 14, 48, 53 and 59 (the "Private Parcels"). While such acquisition shall remain applicable to a private contract with the private owner should negotiations move from the present impasse, the amendments will now also allow for the acquisition to occur by the use of the City's statutory authority of Eminent Domain in accordance with the Fair Housing Act, N.J.S.A. 52:27D-325.

NOW THEREFORE BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that the Executive Director, a duly authorized representative of the Agency, is hereby authorized and directed to amend the Redevelopment Agreement and Cost Agreement entered into between CRA and ACUR on August 26, 2024 to reflect that the Private Parcels shall be subject to acquisition by the use of the City's statutory authority of Eminent Domain, if necessary, in accordance with the Fair Housing Act, N.J.S.A. 52:27D-325; 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; and

BE IT FURTHER RESOLVED that this resolution is conditioned upon the City of Camden taking such formal action that is needed to authorize the taking of the Private Parcels by the use of Eminent Domain, if necessary, and if such action is not taken this resolution shall be deemed null and void.

01-08-25C (cont'd)

ON MOTION OF: Maria Sharma

SECONDED BY: Christopher Collins

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

Ian K. Leonard
Chairperson

ATTEST:



Olivette Simpson
Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta

Mark P. Asselta, Esq.
Board Counsel

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



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

