

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

**Housing Development
Companion Resolution # 2**

Resolution No.: 01-08-25D

Resolution Title:

**Resolution Authorizing an Amendment to a Shared Services Agreement with the City of Camden
Providing for the City of Camden Redevelopment Agency to Serve as the City's Agent for Acquisition of
Property for the Construction of Low- Moderate Income Housing**

Project Summary:

- Alfred Cramer Urban Renewal, LLC (“ACUR”), as Redeveloper, proposes to acquire land for the purpose of constructing approximately 73 low- and moderate-income housing units for the Housing Authority of the City of Camden (the “HACC”) 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 (the “FHA Parcels”); Block 818, Lots 14, 48, 53, and 59 to be acquired by direct negotiations with the private property owner, or if authorized by a CRA companion resolution, by Eminent Domain, if necessary (the “Private Parcels”); and Block 814, Lot 2 to be acquired from the CRA (the “Project Sites”).
- For purposes of CRA acquiring the FHA Parcels by condemnation, the City by Resolution MC-8950 adopted on May 9, 2023, entered into 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.
- CRA and ACUR by Resolution 06-12-24D entered into a redevelopment agreement and a cost agreement dated August 26, 2024, which provides that ACUR, the Redeveloper, 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.
- This resolution is to amend the Shared Services Agreement with the City to allow for the acquisition of the Private Parcels by use of the City’s statutory authority of eminent domain if good faith negotiations are unsuccessful and subject to the City’s adoption of an ordinance to permit the use of Eminent Domain to acquire the Private Parcels.

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- This resolution also is to amend the Shared Services Agreement to authorize the acceptance of the conveyance from the City of the Private Parcels, if acquired by condemnation, for the re-conveyance of the Private Parcels to the Redeveloper and to extend the term of the Agreement for two years.

Purpose of Resolution:

To Amend a Shared Services Agreement
To Accept property from the City, if acquired
To Extend the Term of the Shared Services Agreement

Award Process:

N/A

Cost Not to Exceed:

TBD

Total Project Cost:

TBD

Source of Funds:

Redeveloper Funds

01-08-25D

Resolution Authorizing an Amendment to a Shared Services Agreement with the City of Camden Providing for the City of Camden Redevelopment Agency to Serve as the City's Agent for Acquisition of Property for the Construction of Low- and Moderate-Income Housing

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

WHEREAS, Alfred Cramer Urban Renewal, LLC ("ACUR"), as Redeveloper, proposes to acquire land for the purpose of constructing approximately 73 low and moderate income housing units for the Housing Authority of the City of Camden (the "HACC") as part of a phasing plan to redevelop the Ablett Village public housing site; and

WHEREAS, the development of the Ablett Village CNI Phase V will consist of three scattered sites within 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 (the "FHA Parcels"); Block 818, Lots 14, 48, 53, and 59 to be acquired by direct negotiations with the private property owner, or if authorized by a CRA companion resolution, by Eminent Domain, if necessary (the "Private Parcels"); and Block 814, Lot 2 to be acquired from the CRA (the "Project Sites"); and

WHEREAS, the CRA by Resolution 05-10-23D and amended by Resolution 06-14-23B and the City by Resolution MC-8950 entered into a Shared Services Agreement for CRA to acquire on behalf of the City the FHA Parcels by condemnation and to manage the condemnation process by utilizing the City's authority under the Fair Housing Act; and

WHEREAS, CRA and the City desire to amend the Shared Services Agreement with the City to allow for the acquisition of the Private Parcels, subject to the CRA's use the City's statutory authority of eminent domain if good faith negotiations are unsuccessful and subject to the City's adoption of an ordinance to permit the use of eminent domain to acquire the Private Parcels in accordance with N.J.S.A. 52:27D-325, et seq.; and

WHEREAS, CRA and ACUR by Resolution 06-12-24D entered into a redevelopment agreement and a cost agreement dated August 26, 2024 which provides that ACUR, the Redeveloper, 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

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 terms of the Shared Services Agreement with the City of Camden to authorize the CRA, on behalf of the City, to use the City's statutory authority of eminent domain in accordance with the Fair Housing Act, N.J.S.A. 52:27D-325 et seq. to acquire the Private Parcels designated as Block 818, Lots 14, 48, 53, and 59 of the City of Camden Tax Map, if necessary; and

01-08-25D (cont'd)

BE IT FURTHER RESOLVED that CRA is hereby authorized to accept the conveyance from the City of the Private Parcels if acquired for re-conveyance to Alfred Cramer Urban Renewal, LLC pursuant to a redevelopment agreement; and

BE IT FURTHER RESOLVED that the Executive Director of the Agency is hereby authorized and directed to amend the terms of the Shared Services Agreement with the City of Camden to extend the term of the Shared Services Agreement by an additional two years and

BE IT FURTHER RESOLVED that the Executive Director of the Agency, 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; 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 such action that is needed to authorize an amendment to the Shared Services Agreement as set forth in this resolution and if all of such action is not taken this resolution shall be deemed null and void.

01-08-25D (cont'd)

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


SECONDED BY: **Derek Davis**

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