

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

**Housing Development
Companion Resolution #3**

Resolution No.: 01-08-25E

Resolution Title:

Resolution Authorizing a Second Amendment to a Professional Services Agreement with Marmero Law, LLC for Legal Services in Connection with Agreements for Redevelopment of Certain Land Designated as Blocks 818, 822, and 814 of the City of Camden Tax Map for the Construction of Low- and Moderate-Income Housing on Such Property

Project Summary:

- The Housing Authority of the City of Camden (“HACC”) and Alfred Cramer Urban Renewal, LLC (“ACUR”) an affiliate of the Michael’s Organization and the designated redeveloper, propose the new construction of the Ablett Village Phase VI project a housing development of approximately 73 low and moderate-income housing units. Development of this project is part of a larger plan to redevelop the Ablett Village public housing site in the Cramer Hill Redevelopment Area utilizing grant funds from HUD’s Choice Neighborhood’s Initiative Program (the “Project”).
- CRA by Resolution 06-14-23D entered into a professional services agreement with Marmero Law, LLC for legal services in connection with the negotiation and preparation of a cost agreement and redevelopment agreement for the designation of the HACC as Redeveloper of the Project, conditioned on the negotiation and execution of an acceptable redevelopment agreement for the Project.
- CRA was recently notified by the HACC that HUD CNI Grant funds could not be used to escrow funds or to acquire property by condemnation, and CRA to support a strategy to keep the Project moving forward and with the consent of the HACC, designated ACUR as Redeveloper of the Project site. CRA and ACUR entered into a cost agreement and redevelopment agreement dated August 26, 2024, which obligates the Redeveloper to pay the acquisition costs of sites for the Project as well as and all other reasonable costs and fees.
- The development of the final off-site Ablett Village Phase IV will consist of three scattered sites within proximity to the public housing complex. The assemblage includes private properties designated as Block 818, Lots 30, 31, 51, 49, 57, 16 and 17, and Block 822, Lot 35, 98, and 99 to be acquired by eminent domain pursuant to the City’s statutory authority under N.J.S.A. 52:27D-325 et seq. (the “FHA Parcels”); Block 818, Lots 14, 48, 53, and 59 to be acquired by direct negotiations with the private property owner, or by eminent domain if the CRA adopts companion resolutions (the “Private Parcels”); and Block 814, Lot 2 to be acquired from the CRA (the “Project Site”).
- This resolution is to expand the legal services to include additional work needed to draft, negotiate, review and enforce amendments to agreements with the redeveloper to allow for the acquisition of certain Private Parcels, by eminent domain if good faith negotiations are unsuccessful.
- CRA’s General Counsel has a conflict and cannot undertake this legal work.

Resolution No.: 01-08-25E (cont'd)

Purpose of Resolution:

To amend a professional services agreement for legal services

Award Process:

Initial contract procured in a fair and open process

Cost Not To Exceed:

\$7,500.00

Total Project Cost:

TBD

Source of Funds:

Redeveloper Funds

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WHEREAS, CRA desires to facilitate the redevelopment of certain vacant and under-utilized property located in the Cramer Hill Redevelopment Area and provide for the new construction of low- and moderate-income family housing as proposed by Housing Authority of the City of Camden (“HACC”) and its development partner, Alfred Cramer Urban Renewal, LLC (the “Redeveloper”) for the Ablett Village Phase IV Project consisting of 73- housing units targeted for grant funding by HUD’s Choice Initiatives Program; and

WHEREAS, CRA by Resolution 06-14-23D entered into a professional services agreement with Marmero Law, LLC dated June 30, 2023 for legal services in connection with the negotiation and preparation of a cost agreement and redevelopment agreement with the HACC and as amended by Resolution 05-08-24D to extend the term of the Agreement for one additional year; and

WHEREAS, a Second Amendment is necessary to allow for additional legal services by Marmero Law to finalize Agreements with the Redeveloper to allow for the acquisition of additional privately owned parcels to complete the land assemblage for the Ablett Village Phase IV project which may require the CRA’s use the City of Camden’s statutory authority of eminent domain pursuant to the Fair Housing Act if good faith negotiations are unsuccessful and subject to the City’s adoption of an enabling ordinance to permit the use of eminent domain to acquire these Private Parcels.

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 a professional services agreement with Marmero Law, LLC to draft, negotiate, review and enforce agreements with the Redeveloper, Alfred Cramer Urban Renewal, LLC to allow for the acquisition by eminent domain of certain private parcels designated as Block 818, Lots 14, 48, 53, and 59 of the City of Camden Tax Map for development of the Ablett Village Phase IV project should good faith negotiations between the Redeveloper and the Private Owner be unsuccessful and require the CRA to use the City’s statutory authority of eminent domain pursuant to the Fair Housing Act, N.J.S.A. 52:27D-325 et, and to extend the term of the professional services agreement by an additional 12 months; and

BE IT FURTHER RESOLVED that the 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.

01-08-25E (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