CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Executive Office - Companion Resolution # 2

Resolution No.: 05-13-20B

Resolution Title:
Resolution Designating the Housing Authority of the City of Camden As the Redeveloper of Certain Land in Blocks 858 and 856 of the City of Camden Tax Map Located in an Area in Need of Rehabilitation in the Cramer Hill Redevelopment Area and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper for the Construction of Low- Moderate Income Housing on Such Property

Project Summary:

- The HACC and Michael's Organization propose to acquire a 2.4-acre site for the purpose of constructing 63 low-moderate income replacement units as part of a plan to redevelop the Ablett Village public housing site. The site assembly consists of eleven (11) vacant and unimproved parcels within Blocks 868 and 856, which are located adjacent to the Veterans School (the Project Site). See attachment A. The parcels are in title to the Cramer Hill CDC a now defunct non-profit organization.

- The Project Site is located in an Area in Need of Rehabilitation within the Cramer Hill Redevelopment Plan area and as such is not eligible for acquisition by way of the Redevelopment Law. The City has the statutory authority to acquire real property via eminent domain for purpose of constructing low and moderate income housing pursuant to the Fair Housing Act, N.J.S.A. 52:27D-325.
- For purposes of acquiring the site, the City will enter into a shared services agreement with the CRA to enable CRA to acquire the property by condemnation utilizing the City's authority under the Act. Under a separate resolution, the CRA will enter into a shared services agreement with the City to act as the City's agent in the acquisition process. The City is expected to approved the shared services agreement at its April 14, 2020 City Council Meeting.
- It is proposed that after the City acquires the Properties, the Properties will be conveyed to the CRA for re-conveyance to the HACC pursuant to a redevelopment agreement that will require the use of the properties for the construction of the replacement housing units.
- CRA and HACC will enter into a redevelopment agreement and a cost agreement which will provide that HACC is obligated to pay the acquisition costs of the Project Site, and all other reasonable costs and fees in connection with the condemnation of the site, and a fee for CRA's project management and redevelopment services.

Purpose of Resolution:

- Designate a Redeveloper
- Authorize a Cost Agreement
- Authorize a Redevelopment Agreement

Award Process:
Property is located in an Area in Need of Rehabilitation of a Redevelopment Area

Cost Not to Exceed:
TBD

Total Project Cost:
TBD

Source of Funds:
Redeveloper's financing

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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) proposes the assemblage of a 2.4-acre site consisting of eleven (11) vacant and unimproved properties that would be acquired for the constructing of low and moderate income replacement housing units in the Cramer Hill neighborhood in conjunction with the redevelopment of Ablett Village, a public housing development; and

WHEREAS, the property identified is designated as Block 868, Lot 14.01 and Block 856, Lots 40, 40.01, 51, 54, 60, 60.01, 60.02, 60.03, 61, and 61.01 of the City Tax Map (the Project Site) and located in an Area in Need of Rehabilitation and may not be acquired via eminent domain under the Redevelopment Law; and

WHEREAS, the Cramer Hill CDC, a now defunct non-profit organization currently holds title to all of the parcels that comprise the Project Site and since it is defunct, the CDC has no way of voluntarily transferring the parcels to the HACC; and

WHEREAS, the HACC has requested the City of Camden's ("City") assistance in acquiring the Property; and

WHEREAS, the City has determined it is necessary to provide for the construction of low and moderate income housing units in connection with redevelopment of Ablett Village and the City has the statutory authority to acquire the Project Site via eminent domain for these purposes pursuant to the Fair Housing Act, N.J.S.A. 52:27D-325; and

WHEREAS, the CRA possesses the appropriate experience to conduct the property acquisition on behalf of the City and to utilize the City's statutory authority of eminent domain in accordance with the Act (N.J.S.A. 52:27D-325) and by separate action the CRA has approved a shared services agreement with the City that would authorizes the CRA to acquire the Project Site on behalf of the City; and

WHEREAS, the HACC will be obligated under agreements with the CRA to pay the acquisition costs of the Project Site and all other reasonable costs and transaction fees in connection with the condemnation of the site and a fee for CRA's project management services in acquiring the Property and a redevelopment fee; and

WHEREAS, upon acquisition by the CRA on behalf of the City, the property would 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.

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 designated as Redeveloper of Block 868, Lot 14.01 and Block 856, Lots 40, 40.01, 51, 54, 60, 60.01, 60.02, 60.03, 61, and 61.01 of the City Tax Map and which designation shall include the right of the Redeveloper to obtain title to the Project Site upon payment to the CRA of all of CRA's/City's condemnation costs to acquire the Project Site, including but not limited to the just compensation to be paid for the Project Site and which designation and right is subject to the CRA successfully acquiring the Project Site; and

BE IT FURTHER RESOLVED, that this Redeveloper Designation shall expire on August 30, 2020 if an acceptable Redevelopment Agreement is not executed or if the designation is not extended in writing by the CRA prior to the deadline; and

BE IT FURTHER RESOLVED, that the Interim Executive Director, a duly authorized representative of the City of Camden Redevelopment Agency, is hereby authorized and directed to negotiate and enter into a Cost Agreement with the Redeveloper which will obligate the Redeveloper to pay the acquisition costs of the Project Site, and all other costs and fees incurred by the CRA or the City in connection with the condemnation of the Project Site, including, and without limitation, any and all professional services fees, court deposits, notifications, and/or other costs and fees, and commissioner's hearings and court proceedings, and a project management fee for CRA's services; and,

BE IT FURTHER RESOLVED, that the Interim Executive Director, is hereby authorized and directed to negotiate and enter into a Redevelopment Agreement with the Redeveloper that includes among other things, the terms set forth in this Resolution and the obligation of the Redeveloper to pay a redevelopment fee to the CRA and which sets forth the terms and conditions for the sale of the Property to the Redeveloper; 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 all the actions set forth in this resolution shall be void if the City does not enter into the Shared Services Agreement with the CRA as described above.

Resolution No.: 05-13-20B (cont'd)

ON MOTION OF: Maria Sharma

SECONDED BY: Jose Javier Ramos

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Vance C. Bowman			
Sheila Davis			
Gilbert Harden, Sr.		X	
Ian K. Leonard		X	
Jose Javier Ramos		X	
Maria Sharma		X	
Marilyn Torres			X

_____

Marilyn Torres
Chairperson

ATTEST: _____

Olivette Simpson
Interim Executive Director

The above has been reviewed and approved as to form.

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Mark P. Asselta, Esq.
Board Counsel