

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing Development

Resolution No.: 04-09-25E

Resolution Title:

Resolution Designating Parkside Business & Community In Partnership, Inc. (“PBCIP”) as Redeveloper for Certain Property in Blocks 365, 285, and 1286 and Authorizing a Cost Agreement and Redevelopment Agreement with PBCIP or its Permitted Assigns for the Haddon, Princess, & Walnut Street Redevelopment Project in the Gateway and Parkside Redevelopment Areas

Project Summary:

- Parkside Business & Community In Partnership (‘PBCIP’) (the “Redeveloper”) proposes to acquire land for the construction of 14 new townhomes in the Gateway and Parkside Redevelopment Plan areas. The land assembly for the Haddon, Princess, & Walnut Street Project is more fully described on Exhibit A attached (the “Project Site”).
- The Project Site will consist of several publicly owned parcels. The City of Camden proposes to transfer 18 city owned lots to the CRA for re-conveyance to the Redeveloper, which will be the subject of a city council resolution at its next regularly scheduled meeting. The Camden City School District proposes to sell a property to the CRA for the property’s fair market value and is securing an appraisal to establish the parcel’s value.
- This resolution proposes to designate PBCIP as the Redeveloper for the Project Site and authorize CRA to enter into a redevelopment agreement and cost agreement with the redeveloper, which will provide that the redeveloper is obligated to pay the acquisition costs of the Project Sites, and all other reasonable costs and fees in connection with the CRA’s redevelopment services.

Purpose of Resolution:

1. Designate Redeveloper
2. Authorize Cost Agreement
3. Authorize Redevelopment Agreement

Award Process:

N/A

Cost Not To Exceed:

N/A

Total Project Cost:

TBD

04-09-25E

**Resolution Designating Parkside Business & Community In Partnership, Inc. (“PBCIP”) as
Redeveloper for Certain Property in Blocks 365, 285, and 1286 and Authorizing a Cost Agreement
and Redevelopment Agreement with PBCIP or its Permitted Assigns for the
Haddon, Princess, & Walnut Street Redevelopment Project
in the Gateway and Parkside Redevelopment Areas**

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 Parkside Redevelopment Plan and Gateway 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, Parkside Business & Community In Partnership (“PBCIP”) (the “Redeveloper”) proposes to acquire land for the scattered site new construction of fourteen (14) townhomes in the Gateway and Parkside Redevelopment Plan areas, and

WHEREAS, the “Haddon, Princess, & Walnut Street Project” will consist of certain publicly owned property (to be acquired by the CRA) and certain privately owned property (to be acquired by PBCIP) which is described on Exhibit A (the “Project Site”); and

WHEREAS, the residential use proposed is a permitted use under these Redevelopment Plans,
and

WHEREAS, the CRA deems the proposed residential use of the Project Site to be appropriate and consistent with the Parkside and Gateway Redevelopment Plans and that it is in the best interests of the CRA and the City to facilitate the proposed residential redevelopment; and

NOW THEREFORE BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that Parkside Business & Community in Partnership and/or its permitted assignee is hereby designated as Redeveloper of the Haddon, Princess, & Walnut Street Redevelopment Project consisting of certain land described on Exhibit A; and

BE IT FURTHER RESOLVED that this Redeveloper designation shall expire on October 1, 2025, 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 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 property acquired, and all other costs and fees incurred by the CRA for project including, and without limitation, any and all professional services fees, and/or other costs and fees, and for CRA’s services; and

04-09-25E (cont'd)

BE IT FURTHER RESOLVED that the 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 property to the Redeveloper; and

BE IT FURTHER RESOLVED that this action is conditioned upon approval by the City of Camden and the Camden City School District; and

BE IT IS FURTHER RESOLVED that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all other documents necessary to effectuate the purposes of this resolution.

04-09-25E (cont'd)

ON MOTION OF: **Jose Javier Ramos**

SECONDED BY: **Maria Sharma**

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

Jan 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
Phase 1

#	Neighborhood	Block	Lot	Address	Owner
1	Gateway	365	6	919 Princess Ave	Publicly Owned (CSSD)
2	Gateway	365	68	932 Haddon Ave	Privately Owned
3	Gateway	365	69	934 Haddon Ave	Privately Owned
4	Gateway	365	70	936 Haddon Ave	Publicly Owned (City)
5	Gateway	365	71	938 Haddon Ave	Publicly Owned (City)
6	Gateway	365	72	940 Haddon Ave	Privately Owned
7	Parkside	1285	103	1030 Princess Ave	Privately Owned
8	Parkside	1285	111	1046 Princess Ave	Publicly Owned (City)
9	Parkside	1285	114	1052 Princess Ave	Publicly Owned (City)
10	Parkside	1286	7	1208 Walnut Ave	Publicly Owned (City)
11	Parkside	1286	8	1206 Walnut Ave	Publicly Owned (City)
12	Parkside	1286	43	1068 Haddon Ave	Publicly Owned (City)
13	Parkside	1286	49	1015 Princess Ave	Publicly Owned (City)
14	Parkside	1286	53	1023 Princess Ave	Publicly Owned (City)
15	Parkside	1286	54	1025 Princess Ave	Publicly Owned (City)
16	Parkside	1286	58	1033 Princess Ave	Publicly Owned (City)
17	Parkside	1286	62	1041 Princess Ave	Publicly Owned (City)
18	Parkside	1286	67	1051 Princess Ave	Publicly Owned (City)
19	Parkside	1286	72	1061 Princess Ave	Privately Owned
20	Parkside	1286	76	1069 Princess Ave	Publicly Owned (City)
21	Parkside	1286	159	Rear 1066 Haddon Ave	Publicly Owned (City)
22	Parkside	1286	160	Rear 1068 Haddon Ave	Publicly Owned (City)

AERIAL PHOTO

