

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Resolution No.: 02-06-13D

Resolution Title:

Resolution Authorizing the Camden Redevelopment Agency to Accept Conveyance by the City of Camden of Certain Real Property Located in the Camden North Gateway Redevelopment Area

Project Summary:

- The CRA proposes to enter into a redevelopment agreement regarding Blocks 87 and 89 in the Camden North Gateway Redevelopment Area for the development of a charter school.
- The project site consists of 113 parcels.
- 9 parcels were never acquired by the City or the CRA. The City has recently acquired 6 parcels through public purpose eminent domain.
- The City will convey the 6 parcels to the CRA.
- The CRA will convey the 6 parcels to the redeveloper.
- The redeveloper will acquire the 3 remaining properties directly.

Purpose of Resolution:

Accept conveyance of real property from the City of Camden.

Award Process:

N/A

Cost Not To Exceed:

Cost will be passed on to the redeveloper.

Total Project Cost:

N/A

Source of Funds:

Redevelopment Agreement

02-06-13D

**Resolution Authorizing the Camden Redevelopment Agency to Accept Conveyance
by the City of Camden of Certain Real Property Located in the
Camden North Gateway Redevelopment Area**

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

WHEREAS, the City Council of the City of Camden (“City Council”) on November 13, 1992, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “LRHL”), adopted an ordinance approving the Camden North Gateway Redevelopment Plan (the “Plan”) as to certain land within the City of Camden more particularly described therein (collectively, the “Redevelopment Area”); and

WHEREAS, the City Council designated the CRA as the redevelopment entity pursuant to the LRHL to implement redevelopment plans and carry out redevelopment projects within the Redevelopment Area; and

WHEREAS, the City of Camden (“City”), by Order of the Superior Court of New Jersey, dated January 25, 2013, Docket No.: CAM-L-4969-12, took possession of the six parcels as further described in Exhibit “A” which is attached hereto; and

WHEREAS, in furtherance of the Plan, the City of Camden has agreed to convey to the CRA the six parcels as further described in Exhibit “A”;

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Camden Redevelopment Agency that the Executive Director, a duly authorized representative of the Camden Redevelopment Agency, is hereby authorized and directed to accept conveyance of the six parcels listed in Exhibit “A”; and

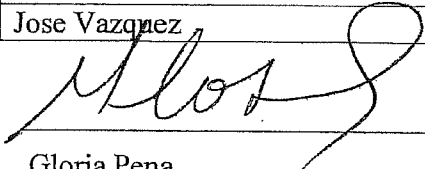
02-06-13D (cont'd)

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.

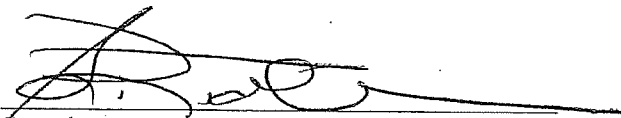
ON MOTION OF: Jose Vazquez

SECONDED BY: Louis Quinones

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Gloria Pena	✓		
Vance Bowman	✓		
Kenwood Hagamin, Jr.	✓		
Bryan Morton	✓		
Louis Quinones	✓		
Melinda Sanchez	✓		
Jose Vazquez	✓		



Gloria Pena
Chairperson

ATTEST: 

Sandra Ross Johnson
Executive Director

EXHIBIT A

RESOLUTION #02-06-13D

Address	Block/Lot
826 Fern St.	89/79
819 Linden St.	89/97
835 Liner St.	89/105
822 Pearl St.	87/20
427 N. 9 th St.	87/43
827 Fern St.	87/56

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Resolution No.: 02-06-13E

Resolution Title:

Resolution Authorizing the Camden Redevelopment Agency to Enter into a Redevelopment Agreement with CSMI, LLC for the Redevelopment of Blocks 87 and 89 in the Camden North Gateway Redevelopment Area

Project Summary:

- Currently, the DRPA is designated the redeveloper for Blocks 85, 86, 87 and 89 in the Camden North Gateway Redevelopment Area.
- By separate resolution and mutual agreement, the CRA intends to terminate the DRPA's designation in order to allow for this redevelopment designation.
- CSMI, LLC proposes to redevelop Blocks 87 and 89 as a charter school.
- The CRA will convey to the redeveloper 104 parcels currently owned by the CRA plus 6 parcels to be conveyed by the City of Camden to the CRA.
- The redeveloper will acquire 3 additional parcels directly if needed or such parcels will be acquired by the City of Camden and then conveyed to the CRA for the project.
- The purchase price will be \$300,000 for the CRA and City of Camden parcels plus the amount that the CRA expends to acquire the 3 additional parcels, if applicable.

Purpose of Resolution:

- Designate a redeveloper.
- Authorize a redevelopment agreement, including sale of property.

Award Process: N/A

Cost Not To Exceed: NA

Total Project Cost: TBA

Source of Funds: N/A

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Resolution No.: 02-06-13E

Resolution Title:

Resolution Authorizing the Camden Redevelopment Agency to Enter into a Redevelopment Agreement with CSMI, LLC for the Redevelopment of Blocks 87 and 89 in the Camden North Gateway Redevelopment Area

Project Summary:

- Currently, the DRPA is designated the redeveloper for Blocks 85, 86, 87 and 89 in the Camden North Gateway Redevelopment Area.
- By separate resolution and mutual agreement, the CRA intends to terminate the DRPA's designation in order to allow for this redevelopment designation.
- CSMI, LLC proposes to redevelop Blocks 87 and 89 as a charter school.
- The CRA will convey to the redeveloper 104 parcels currently owned by the CRA plus 6 parcels to be conveyed by the City of Camden to the CRA.
- The redeveloper will acquire 3 additional parcels directly if needed or such parcels will be acquired by the City of Camden and then conveyed to the CRA for the project.
- The purchase price will be \$XXXXX for the CRA and City of Camden parcels plus the amount that the CRA expends to acquire the 3 additional parcels, if applicable.

Purpose of Resolution:

- Designate a redeveloper.
- Authorize a redevelopment agreement, including sale of property.

Award Process: N/A

Cost Not To Exceed: NA

Total Project Cost: TBA

Source of Funds: N/A

02-06-13E

**Resolution Authorizing the Camden Redevelopment Agency to Enter into a
Redevelopment Agreement with CSMI, LLC for the Redevelopment of
Blocks 87 and 89 in the Camden North Gateway Redevelopment Area**

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

WHEREAS, the City Council of the City of Camden ("City Council") on November 13, 1992, adopted, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"), an ordinance approving the Camden North Gateway Redevelopment Plan (the "Plan") as to certain land within the City of Camden more particularly described therein (collectively, the "Redevelopment Area"); and

WHEREAS, the City Council designated the CRA as the redevelopment entity pursuant to the LRHL to implement redevelopment plans and carry out redevelopment projects within the Redevelopment Area; and

WHEREAS, the Plan authorizes the CRA to designate and enter into agreements with redevelopers to undertake redevelopment projects forming a part of or in the furtherance of the Plan; and

WHEREAS, the CRA is the title owner, or will acquire the parcels in Blocks 87 and 89, which are further described in Exhibit "A" attached to this Resolution (the "CRA parcels"); and

WHEREAS, CSMI, LLC proposes to undertake redevelopment of Blocks 87 and 89 (the "Project Site") as a school and ancillary facilities and the CRA proposes to convey the CRA parcels to the Redeveloper in order to facilitate the redevelopment,

02-06-13E (cont'd)

WHEREAS, in addition to the CRA parcels, CSMI, LLC may require three additional parcels which are described on Exhibit B (the "Additional Parcels") to complete the Project Site; and

WHEREAS, the Additional Parcels are currently owned by a third party and may be acquired for the Project Site by CSMI, LLC directly; or by the City of Camden Council; and

WHEREAS, if the Additional Parcels are acquired by the City of Camden, it is anticipated that the City of Camden would subsequently convey the Additional Parcels to CRA for inclusion with the Project Site,

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Camden Redevelopment Agency that CSMI, LLC is hereby designated as Redeveloper of Blocks 87 and 89; and

BE IT FURTHER RESOLVED that the Executive Director, a duly authorized representative of the Camden Redevelopment Agency, is hereby authorized and directed to negotiate and enter into a Redevelopment Agreement with CSMI, LLC for the redevelopment of Blocks 87 and 89, including a conveyance of the CRA Parcels and the Additional Parcels (if conveyed to CRA by the City of Camden), provided that the Redevelopment Agreement includes a Purchase Price of \$300,000 for the CRA parcels, and a purchase price for the Additional Parcels that is no less than the amount that CRA pays to acquire the Additional Parcels from the City of Camden, and

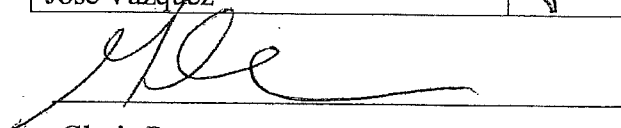
BE IT FURTHER RESOLVED that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

02-06-13E (cont'd)

ON MOTION OF: Kenwood Hagamin, Jr.

SECONDED BY: José Vazquez

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Gloria Pena	✓		
Vance Bowman	✓		
Kenwood Hagamin, Jr.	✓		
Bryan Morton	✓		
Louis Quinones	✓		
Melinda Sanchez	✓		
Jose Vazquez	✓		


Gloria Pena
Chairperson

ATTEST: 
Sandra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.

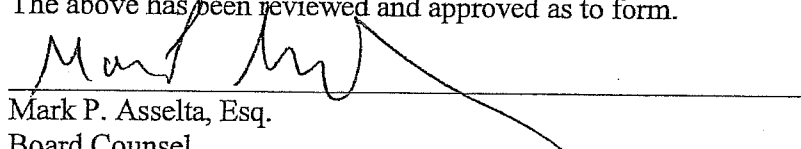

Mark P. Asselta, Esq.
Board Counsel

EXHIBIT A

CRA PARCELS #02-06-13E

Block	Lot	
87	1	
87	3	
87	4	
87	8	
87	9	
87	10	
87	11	
87	12	
87	13	
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87	44	
87	45	
87	46	
87	47	
87	48	
87	49	

EXHIBIT A

CRA PARCELS #02-06-13E

Block	Lot	
87	50	
87	51	
87	52	
87	53	
87	54	
87	55	
87	57	
87	58	
87	59	
87	60	
87	61	
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89	91	
89	92	
89	93	
89	94	
89	95	

EXHIBIT A

CRA PARCELS #02-06-13E

Block	Lot	
89	96	
89	98	
89	99	
89	100	
89	101	
89	102	
89	103	
89	104	
89	109	
89	110	
89	111	
89	112	
89	113	
89	114	
89	115	
89	116	
89	117	
89	118	
87	20	To be conveyed by City of Camden
87	43	To be conveyed by City of Camden
87	56	To be conveyed by City of Camden
89	79	To be conveyed by City of Camden
89	97	To be conveyed by City of Camden
89	105	To be conveyed by City of Camden

EXHIBIT "B"
ADDITIONAL PARCELS
02-06-13E

<u>Block</u>	<u>Lot</u>
87	5
87	6
87	7
