

**CITY OF CAMDEN REDEVELOPMENT AGENCY**  
**RESOLUTION SUMMARY**

**Housing**

Resolution No.: 02-10-16C

Resolution Title:

**Resolution Amending Resolution 01-13-16E Which Designated Parkside Urban Renewal LLC as Redeveloper of Certain Tax Lots By Increasing the Number of Housing Units and Project Site to be Redeveloped and Authorizing an Option Agreement and Redevelopment Agreement with the Redeveloper for Such Additional Properties**

Project Summary:

1. In Resolution # 01-13-16E, Parkside Urban Renewal LLC (the “Redeveloper”) proposed the development of 30 units of new construction and rehabilitated housing on 33 tax lots in the Parkside Redevelopment Plan area (the “Project Site”).
2. Redeveloper seeks to amend the proposed Project Site by increasing the Project scope from 30 to 40 dwelling units of owner-occupied new construction and rehabilitated housing and incorporating 19 additional properties. The expanded Project Site will consist of vacant lots and buildings that are scattered and located largely on Park, Empire, Princess, and Kenwood Avenues. Redeveloper also proposes to design the Project to create larger lots and locate green passive spaces on lots that are deemed unbuildable because of the lot’s dimensions.
3. Redeveloper has identified 19 properties that will be acquired by the City of Camden for the Project. The City in December 2015 adopted an ordinance, which authorizes the acquisition of 19 properties by pursuant to the Abandoned Properties Rehabilitation Act and entry into a purchase and sale agreement with Redeveloper for the transfer of these properties to the Redeveloper for the Project.
4. The land assembly for the Park Boulevard Phase VI project is more fully described in Exhibit A attached.

Purpose of Resolution:

1. Amend a Redeveloper Designation
2. Amend an Option Agreement
3. Amend a Redevelopment Agreement

Award Process:

N/A

Cost Not To Exceed:

N/A

**Total Project Cost:**

\$ 10.7 Million

**Source of Funds:**

Redeveloper

**Resolution Amending Resolution 01-13-16E Which Designated Parkside Urban Renewal LLC as Redeveloper of Certain Tax Lots By Increasing the Number of Housing Units and Project Site to be Redeveloped and Authorizing an Option Agreement and Redevelopment Agreement with the Redeveloper for Such Additional Properties**

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

**WHEREAS**, the City Council of the City of Camden (“City Council”) adopted the Parkside Redevelopment Plan (the “Redevelopment Plan”) in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “LRHL”), as to certain land within the City more particularly described therein (the “Redevelopment Area”); and

**WHEREAS**, 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 an agreement with a redeveloper to undertake a redevelopment project forming a part of or in furtherance of the Plan; and

**WHEREAS**, the CRA by Resolution 01-13-16E, in accordance with the LRHL, designated Parkside Urban Renewal LLC and/or its permitted assignee as Redeveloper (the “Redeveloper”) for purposes of entering into an Option Agreement and Redevelopment Agreement with the Redeveloper for the development of 30 residential dwelling units of new construction and rehabilitated housing for owner-occupied homeownership on Tax Lots in the Redevelopment Area; and

**WHEREAS**, the residential use proposed is a permitted use under the Redevelopment Plan; and

**WHEREAS**, Redeveloper desires to amend the proposed project by increasing the number of residential dwelling units from 30 to 40 units and incorporating the acquisition of 19 additional properties from the City of Camden which the City of Camden will acquire pursuant to the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-81 et seq. ; and

**WHEREAS**, the City of Camden, has authorized by ordinance the acquisition of 19 properties pursuant to the Abandoned Properties Rehabilitation Act, N.J.S.A. 55:19-81 et seq. and a purchase and sale agreement with the Redeveloper pursuant to which the City will transfer these additional 19 properties to the Redeveloper to complete the “Revised Project Site.”

**WHEREAS**, the Revised Project Site is more fully described in Exhibit A attached; and

**WHEREAS**, the CRA deems the proposed use of the Revised Project Site to be an appropriate use of the property that is consistent with the Plan and that it is in the best interests of the CRA and the City to facilitate the proposed residential redevelopment of the Project Site.

02-10-16C (cont'd)

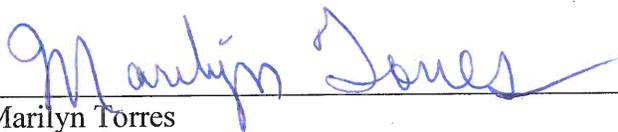
**NOW, THEREFORE, BE IT RESOLVED**, by the governing body of the City of Camden Redevelopment Agency that Resolution 01-13-16E which designated Parkside Urban Renewal LLC and/or its permitted assignee as Redeveloper for the Park Boulevard Phase VI Project Site is hereby amended by increasing the number of residential dwelling units that will be redeveloped from 30 to 40 units and incorporating the acquisition of 19 additional properties as set forth in Exhibit A and authorizing an Option Agreement and a Redevelopment Agreement for such additional properties; and

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

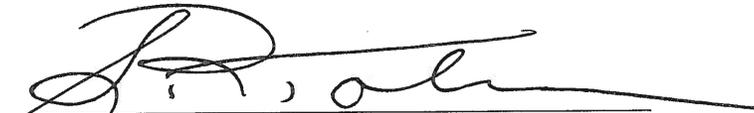
**ON MOTION OF:** Sheila Davis

**SECONDED BY:** Jose Javier Ramos

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Sheila Davis	✓		
Vance Bowman			
Kenwood Hagamin, Jr.	✓		
Ian K. Leonard	✓		
Jose J. Ramos	✓		
Maria Sharma	✓		



Marilyn Torres  
Chairperson



ATTEST:  
Saundra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.  
Board Counsel

**Exhibit A**  
**City Parcels Transferred to CRA**  
**CRA and PBCIP Parcels**

#	Block	Lot	Address		Ownership
1	1289	3	1254	Park	City of Camden
2	1289	5	1258	Park	City of Camden
3	1286	82	1259	Park	City of Camden
4	1288	81	1316	Park	City of Camden
5	1288	83	1320	Park	City of Camden
6	1287	5	1358	Park	City of Camden
7	1270	101		WS Empire 85 N Wildwood	City of Camden
8	1272	74	1224	Empire	PBCIP
9	1273	70		WS Empire 264 S. Wildwood	PBCIP
10	1273	73	1249	Empire	City of Camden
11	1273	75	1253	Empire	City of Camden
12	1273	76	1255	Empire	City of Camden
13	1273	77	1257	Empire	City of Camden
14	1267	73	1002	Langham	City of Camden
15	1284	39	1015	Langham	City of Camden
16	1284	40	1021	Langham	PBCIP
17	1267	83	1026	Langham	PBCIP
18	1267	27	1050	Langham	City of Camden
19	1284	67	1061	Langham	PBCIP
20	1273	93	1234	Langham	CRA Owned
21	1295	8	1464	Bradley	City of Camden
22	1294	38	1344	Kaighns	CRA Owned
23	1294	39	1346	Kaighns	CRA Owned
24	1295	114		ES Kenwood 220 N Lansdown	City of Camden
25	1287	26	1134	Kenwood	City of Camden
26	1298	10	1450	Kenwood	City of Camden
27	1288	92	1126	Princess	City of Camden
28	1289	50	1133	Princess	City of Camden
29	1294	64	1359	Princess	City of Camden
30	1296	52	1444	Princess	CRA owned
31	1300	68	1487	Princess	City of Camden
32	1300	69	1489	Princess	City of Camden
33	1300	70	1491	Princess	City of Camden

**Properties to be acquired by City under the Abandoned Properties Act  
(Vacant, Privately Owned)**

<b>#</b>	<b>Block</b>	<b>Lot</b>	<b>Address</b>
1	1273	46	1452 Wildwood Avenue
2	1270	84	1453 Wildwood Avenue
3	1284	3	1355 Park Boulevard
4	1289	4	1256 Park Boulevard
5	1274	14	1500 Baird Avenue
6	1276	68	1386 Kenwood Avenue
7	1295	24	1446 Kenwood Avenue
8	1299	25	1463 Kenwood Avenue
9	1298	14	1466 Kenwood Avenue
10	1298	15	1468 Kenwood Avenue
11	1299	30	1481 Kenwood Avenue
12	1299	36	1499 Kenwood Avenue
13	1287	21	1124 Kenwood Avenue
14	1284	121	1032 Kenwood Avenue
15	1262	32	1119 Kenwood Avenue
16	1268	56	1158 Magnolia Avenue
17	1268	61	1146 Magnolia Avenue
18	1289	43	1119 Princess Avenue
19	1289	63	1159 Princess Avenue