

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

**Executive Office - Companion Resolution # 1**

**Resolution No.: 05-13-20A**

**Resolution Title:**

Authorizing a Shared Services Agreement with the City of Camden Providing for the City of Camden Redevelopment Agency to Serve as the City's Agent for Property Acquisition for the Purpose of Constructing Low- Moderate Income Housing and to Accept Title to the Property from the City as Needed for this Housing/Redevelopment Project

**Project Summary:**

- The Housing Authority of the City of Camden (HACC) and the Michaels Organization are working together to implement a housing strategy that will result in the redevelopment of the Ablett Village public housing site, which is located in the City's Cramer Hill neighborhood. The key component of the housing strategy is the demolition of units on the Ablett Village site and construction of replacement units on-site and off-site within Cramer Hill.
- As part of an ongoing planning process with Cramer Hill residents HACC has identified a 2.4-acre site that is suitable for the construction of 63 low-moderate income replacement units. The site 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 Cramer Hill CDC, a now defunct non-profit organization currently holds title to all of the parcels that comprise the Project Site. Since it is defunct, the CDC has no way of voluntarily transferring the parcels to the CRA.
- 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.
- For purposes of acquiring the site, the City will enter into a shared services agreement with the CRA enabling the CRA to acquire the properties on behalf of the City pursuant to the City's statutory power to exercise eminent domain pursuant to the Fair Housing Act, N.J.S.A. 52:27D-325 for purpose of constructing low – moderate income housing. The City is expected to approve the shared services agreement at its April 14, 2020 City Council Meeting.
- CRA, acting as the City's agent, will project manage the acquisition of the Project Site by way of a condemnation action. Upon acquiring the properties for this public purpose, the property will be conveyed to the CRA who will then convey the properties to the HACC, subject to a redevelopment agreement.
- CRA and HACC will enter into an agreement which will provide that HACC will be obligated to pay the acquisition costs of the properties, 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:**

Authorize a Shared Services Agreement with the City of Camden for a term of two years.

**Award Process:**

N/A

**Cost Not to Exceed:**

TBD

**Total Project Cost:**

TBD

**Source of Funds:**

HACC / Redeveloper Funds

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**Authorizing a Shared Services Agreement with the City of Camden Providing for the City of Camden Redevelopment Agency to Serve as the City’s Agent for Property Acquisition for the Purpose of Constructing Low- Moderate Income Housing and to Accept Title to the Property from the City as Needed for this Housing/Redevelopment Project**

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

**WHEREAS**, the Housing Authority of the City of Camden (HACC) and Michael’s Organization proposed to the City of Camden (City) that eleven (11) vacant and unimproved properties be acquired, which are 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”) for the purpose of constructing low – moderate income housing in the Cramer Hill Neighborhood (the “Project”); 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 City has the power to acquire the Project Site by use of the power of eminent domain pursuant to the Fair Housing Act, N.J.S.A. 52:27D-325 as the Project Site is necessary and useful for the construction of low-moderate income housing on the site; and

**WHEREAS**, CRA possesses the appropriate experience to conduct the property acquisition on behalf of the City and the City and the CRA propose to enter into a shared services agreement that would authorize the CRA to acquire the Project Site on behalf of the City;

**WHEREAS**, the cost of acquisition of the Project Site will be paid by the HACC; and

**WHEREAS**, upon acquisition by the CRA the Project Site 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 to be authorized by a separate action of the CRA; and

**WHEREAS**, the City is intending to consider the approval of the proposed Shared Services Agreement at its next regularly scheduled meeting and this resolution shall be null and void if the City does not adopt a resolution authorizing the Shared Services Agreement.

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

**NOW THEREFORE BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency that the Interim Executive Director of the Agency, a duly authorized representative of the Agency, is hereby authorized and directed to enter into a Shared Services Agreement with the City of Camden having a term of two years for the purpose of acquiring on behalf of the City property for the construction of low-moderate income housing 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; and

**BE IT FURTHER RESOLVED** that the Shared Services Agreement shall include a provision expressly authorizing the CRA to use the City's statutory authority of eminent domain in accordance with N.J.S.A. 52:27D-325; and

**BE IT FURTHER RESOLVED** that the CRA is hereby authorized to accept conveyance from the City of properties 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 of the City of Camden Tax Map for re-conveyance to the HACC pursuant to a redevelopment agreement to be entered into between the CRA and the HACC to be authorized by a separate action of the CRA; and

**BE IT FURTHER RESOLVED** that the Interim 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.

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

ON MOTION OF: Gilbert Harden


SECONDED BY: Maria Sharma

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.


  
Mark P. Asselta, Esq.  
Board Counsel

EXHIBIT A

