

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing

Resolution No.: 05-13-20G

Resolution Title:

Resolution Amending Resolution 06-12-19E Which Designated Parkside Urban Renewal LLC as Redeveloper of Certain Tax Lots for Residential Development in the Parkside Redevelopment Area by Extending the Term of the Redeveloper Designation and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper

Project Summary:

1. CRA by Resolution 06-12-19E amended the redeveloper designation of the Parkside Urban Renewal LLC and/or its permitted assignee by extending the term of the designation for one-year to December 31, 2019.
2. The Redeveloper requests an extension of the term of the redeveloper designation for one additional year to permit the Redeveloper to complete site assembly and secure financing for development of new construction and rehabilitation of homeownership units. Development will occur in phases.
3. Phase I will consist of a 10-unit new construction project to be developed on scattered sites as set forth in Exhibit A attached.

Purpose of Resolution:

1. Amend Term of Redeveloper Designation
2. Authorize a Cost Agreement and Redevelopment the for Sale Housing Project

Award Process:

N/A

Cost Not to Exceed:

N/A

Total Project Cost:

Phase I - \$2.5 MM

Source of Funds:

Redeveloper

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

Resolution Amending Resolution 06-12-19E Which Designated Parkside Urban Renewal LLC as Redeveloper of Certain Tax Lots for Residential Development in the Parkside Redevelopment Area by Extending the Term of the Redeveloper Designation and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper

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 agreements with a redeveloper to undertake redevelopment projects forming a part of or in furtherance of the Plan; and

WHEREAS, Resolution 06-12-19E extended the Redeveloper Designation of Parkside Urban Renewal LLC and/or its permitted assignee (the "Redeveloper") for development of homeownership housing on certain site tax lots located in the Redevelopment Area;

WHEREAS, the Redeveloper's designation expired as of December 31, 2019 for the homeownership project and the Redeveloper now requests an extension of the term of the designation for one additional year; and

WHEREAS, the Redeveloper also requests to amend the property list for development activity that will be phased as sites are assembled; and

WHEREAS, the first Homeownership phase will consist of 10-units of new construction on sites as set forth in Exhibit A; and

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

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

WHEREAS, the CRA deems the proposed use of the Project Sites to be an appropriate uses 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 Sites; and

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the City of Camden Redevelopment Agency that Parkside Urban Renewal LLC and/or its permitted assignee designation as redeveloper is hereby extended for a term of one year to December 31, 2020 and amended to reflect the property list for the first phase Homeownership Project; and

BE IT FURTHER RESOLVED, that the Executive Director, a duly authorized representative of the CRA, is hereby authorized and directed to negotiate and enter into a Cost Agreement and Redevelopment Agreement with the Redeveloper for the Homeownership Project which includes the terms set forth in this resolution and to perform the obligations of the CRA under such agreement including the sale of the City Properties and CRA Properties to the Redeveloper; 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.

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

ON MOTION OF: Ian K. Leonard

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

Marilyn Torres
Chairperson

ATTEST: 

Olivette Simpson
Interim Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta

Mark P. Asselta, Esq.
Board Counsel

Exhibit "A"
Property List

	Block	Lot	Address	Owner	Property Type
1	1272	74	1224 Empire	PBCIP	Vacant property
2	1294	30	1380 Haddon	PBCIP	Vacant property
3	1287	26	1134 Kenwood	Camden city	Vacant lot
4	1298	14	1466 Kenwood	PBCIP	Vacant lot
5	1298	15	1468 Kenwood	PBCIP	Vacant lot
6	1273	93	1234 Langham	CRA	Vacant lot
7	1294	46	1319 Princess	PBCIP	Vacant Property
8	1294	64	1359 Princess	Camden city	Vacant lot
9	1296	52	1444 Princess	CRA	Vacant lot
10	1273	70	WS Empire 264 S Wildwood	PBCIP	Vacant lot

Exhibit "B"
Aerial View of the Project

