

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development

Resolution No.:10-21-20D

Resolution Title:

Resolution Amending Resolution 09-11-19E Which Designated Planned Parenthood of Northern, Central and Southern New Jersey as Redeveloper of Property Designated as Block 177, Lots 42, 43, 44, 63 and 65 of the City of Camden Tax Map by Extending the Term of the Redeveloper Designation and Authorizing a Redevelopment Agreement with the Redeveloper

Project Summary:

1. The CRA by Resolution 09-11-19E designated Planned Parenthood of Northern, Central, and Southern New Jersey (Planned Parenthood) as Redeveloper of Block 177, Lots 42, 43, 44, 63 and 65 of the City of Camden Tax Map to build a new medical office and facility in the City of Camden.
2. Resolution 09-11-19E provided that the Redeveloper Designation would expire March 31, 2020 if an acceptable Redevelopment Agreement was not executed prior to the deadline.
3. The CRA and redeveloper are negotiating a redevelopment agreement to move the project forward. The purpose of this resolution is to extend the Redeveloper Designation and deadline to enter into an acceptable redevelopment agreement by six months.

Purpose of Resolution:

- Extend redeveloper designation
- Authorize a Redevelopment Agreement

Award Process:

Property is located in an Area in Need of Redevelopment and Rehabilitation

Cost Not To Exceed:

TBD

Total Project Cost:

TBD

Source of Funds:

Redeveloper's Funds

10-21-20D

Resolution Amending Resolution 09-11-19E Which Designated Planned Parenthood of Northern, Central and Southern New Jersey as Redeveloper of Property Designated as Block 177, Lots 42, 43, 44, 63 and 65 of the City of Camden Tax Map by Extending the Term of the Redeveloper Designation and Authorizing a Redevelopment Agreement with the Redeveloper

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”) adopted the Lanning Square Redevelopment Plan (“Redevelopment Plan “); and

WHEREAS, Planned Parenthood of Northern, Central, and Southern New Jersey (Planned Parenthood) proposes to acquire properties designated as Block 177, Lots 42, 43, 44, 63, 64, 65 on the City of Camden Tax Map (the “Redevelopment Site”) to build a new medical office and facility in the City of Camden; and

WHEREAS, the CRA by Resolution 09-11-19E designated Planned Parenthood as Redeveloper of the Redevelopment Site; and

WHEREAS, the CRA and Redeveloper desire to extend the Redeveloper Designation and deadline of March 31, 2020 to negotiate and enter into an acceptable redevelopment agreement to April 30, 2021;

NOW THEREFORE BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that Planned Parenthood of Northern, Central, and Southern New Jersey and/or its affiliate designation as Redeveloper of Block 177, Lots 42, 43, 44, 63, 64, and 65 of the City of Camden Tax Map is hereby extended, which designation shall include the right of the Redeveloper to purchase the properties for a negotiated price based on a fair market value appraisal and which designation and right is subject to the CRA successfully acquiring all of the Redevelopment Site property; and

BE IT FURTHER RESOLVED, that this Redeveloper Designation shall expire April 30, 2021, 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 Interim Executive Director, is hereby authorized and directed to negotiate and enter into and perform the CRA’s obligations under 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 of the sale of the Redevelopment Site to the Redeveloper; and

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

10-21-20D

ON MOTION OF: Ian K. Leonard

SECONDED BY: Maria Sharma

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Derek Davis			X
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 Asselta

Mark P. Asselta, Esq.
Board Counsel