

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing & Executive Office

Resolution #: 12-09-20C

Resolution Title:

Resolution Amending Resolution 10-09-19F Which Designated Michaels Development Company as Redeveloper of Block 814, Lot 2 of the City of Camden Tax Map and Authorized a Cost Agreement and Redevelopment with the Redeveloper for a Multi-Family Residential Development in Cramer Hill by Extending the Expiration Date of the Redevelopment Designation

Project Summary:

- CRA is the owner of certain real property designated as Block 814, Lot 2 of the City of Camden Tax Map, which is a 1.69-acre unimproved parcel (the "Project Site").
- The CRA by Resolution 10-09-19F designated Michaels Development Company ("MDC") as Redeveloper of the Project Site based upon a proposal to acquire the site and construct an affordable multi-family rental development in connection with implementing the Cramer Hill Choice Neighborhoods Initiative Transformation Plan.
- The City and HACC, as co-applicants and MDC as the Housing Implementation Lead y together applied for a HUD \$35 MM FY19 Choice Neighborhoods Implementation Grant (the "CNI Grant") to implement the transformation plan, which included redeveloping Ablett Village, a 306-unit public housing development, and other off-site housing developments and surrounding neighborhood improvements in partnership with others. The redeveloper designation of MDC for the Project Site under Resolution 10-09-19F was contingent on the awarding of the FY 19 CNI Grant for the proposed project.
- The City, HACC, and MDC CNI application was not awarded a grant in the HUD FY19 funding round.
- This Resolution is to amend Resolution 10-09-19F to extend the redeveloper designation and to modify certain terms of the related agreements so that the City/HACC and MDC can submit a FY 2020 CNI Grant application that includes Block 814, Lot 2 in the strategy for off-site housing development.

Purpose of Resolution:

1. Amend a Redeveloper Designation
2. Amend Certain Terms of a Cost Agreement
3. Amend Certain Terms of a Redevelopment Agreement

Award Process:

N/A

Cost Not To Exceed:

N/A

Total Project Cost:

TBD

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Resolution Amending Resolution 10-09-19F Which Designated Michaels Development Company as Redeveloper of Block 814, Lot 2 of the City of Camden Tax Map and Authorized a Cost Agreement and Redevelopment with the Redeveloper for a Multi-Family Residential Development in Cramer Hill by Extending the Expiration Date of the Redevelopment Designation

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

WHEREAS, the Council of the City of Camden adopted, pursuant to the Local Redevelopment and Housing Law, 40A: 12A-1 et seq. (“LRHL”), an ordinance approving the Cramer Hill Redevelopment Plan (the “Redevelopment Plan”); and

WHEREAS, pursuant to the LRHL, the Redevelopment Plan designated the CRA as the redevelopment entity to implement the Redevelopment Plan and thereby authorized the CRA to enter into agreements with redevelopers to undertake redevelopment projects forming a part of in furtherance of the Redevelopment Plan; and

WHEREAS, CRA is the owner of certain real property designated as Block 814, Lot 2 of the City of Camden Tax Map and described as NS Harrison 24th to 25th, which is a 1.69-acre unimproved parcel (the “Project Site”); and

WHEREAS, the City of Camden and the Housing Authority of the City of Camden (the “HACC”) proposed that Michael’s Development Company (“MDC”) acquire the Project Site for development of an affordable multi-family residential development for a HACC/City FY19 application to U.S. Housing & Community Development (“HUD”) under its Choice Neighborhoods Initiatives Implementation Grant Program (the “CNI Grant”) to implement the Cramer Hill Transformation Plan by directing a housing strategy and other place based initiatives for revitalization of Ablett Village, a 306-unit public housing development and the surrounding neighborhood; and

WHEREAS, the CRA by Resolution 10-09-19F designated MDC as Redeveloper of the Project Site and authorized related agreements based upon the proposal to acquire the site and construct an affordable, multi-family rental development to implement the Cramer Hill Transformation Plan; and

WHEREAS, the redeveloper designation of MDC for the Project Site under Resolution 10-09-19F was contingent on the awarding of the FY 19 CNI Grant for the proposed project; and

WHEREAS, the HACC/City CNI Grant application was not successful in securing an award from HUD under the FY19 CNI Implementation Grant Program; and

WHEREAS, the HACC and City as co-applicants propose to submit an application to HUD in December, 2020 for the FY 2020 CNI Implementation grant funding round with MDC as the Housing Implementation Lead that includes the Project Site as part of the housing strategy for implementing the Transformation Plan; and

WHEREAS, HUD’s Notice of Funding Availability (“NOFA”) requires for the CNI Implementation Grant Program application that site control for the Project Site be secured as of the application due date and evidenced in the application by a binding purchase agreement with MDC, the Housing Implementation Lead under the CNI Implementation Grant Program application; and

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

WHEREAS, the CRA deems the proposed use of the Project Site to be an appropriate use of the property for this site and the proposed project will strengthen the HACC/City Cramer Hill CNI Implementation Grant application which is in the best interests of the CRA to facilitate the proposed residential redevelopment of the Project Site.

NOW THEREFORE BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency ("CRA") that Resolution 10-09-19F is hereby amended to extend the Redeveloper Designation of Michael's Development Company, for Block 814, Lot 2 of the City of Camden Tax Map as provided in this resolution, which designation shall include the right of the Redeveloper to purchase the Project Site for an amount that is the higher of the appraised or assessed value of the property; and

BE IT FURTHER RESOLVED, the extended redeveloper designation shall expire on December 18, 2020 if an acceptable Redevelopment Agreement is not executed or if the designation is not extended in writing by the CRA prior to such deadline; and

BE IT FURTHER RESOLVED, the Interim Executive Director, a duly authorized representative of the City of Camden Redevelopment Agency, is hereby authorized and directed to amend terms of the Cost Agreement with the Redeveloper dated October 30, 2019 which obligates the Redeveloper to pay the legal, appraisal, title, and survey costs that the CRA incurs in connection with amending the Redevelopment Agreement; and

BE IT FURTHER RESOLVED, the Interim Executive Director, is hereby authorized and directed to amend the Redevelopment Agreement dated October 30, 2019 with the Redeveloper that will include 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 Project Site to the Redeveloper; and

BE IT FURTHER RESOLVED, the duration of the Redevelopment Agreement shall extend from the effective date of the CNI Grant Program application through the later of the end of the grant term or until all of the replacement housing on the site is built/rehabbed, unless otherwise approved by HUD; but in the event, the CNI Grant Program application for FY 2020 is not awarded to the City of Camden and Housing Authority of the City of Camden, the Redeveloper Designation and Redevelopment Agreement with the Michaels Development Company will be terminated; and

BE IT FURTHER RESOLVED, the Interim 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.

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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