

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Executive Office

Resolution No.: 06-09-21C

Resolution Title:

Resolution Authorizing an Amendment to a Shared Services Agreement with the City of Camden for Acquisition of Certain Properties Designated on the City of Camden Tax Map as Block 868, Lot 14.01; Block 856, Lots 40, 40.01, 51, 54, 60, 60.01, 60.02, 60.03, 61, and 61.01 to Extend the Term of the Agreement

Project Summary:

- The Housing Authority of the City of Camden (HACC) and the Michaels Organization have partnered to redevelop the Ablett Village public housing site, which is located in the City's Cramer Hill neighborhood. The project calls for the demolition of units on the Ablett Village site and construction of replacement units on-site and off-site within Cramer Hill.
- The City by Ordinance MC-5269 dated March 17, 2020 authorized the acquisition of the Project Site identified as Block 868, Lot 14.01; Block 856, Lots 40, 40.01, 51, 54, 60, 60.01, 60.02, 60.03, 61, and 61.01 on the City of Camden Tax Map (the Project Site). 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.
- The CRA by Resolution 04-15-20A entered into a Shared Services Agreement with the City of Camden for CRA to acquire the Project Site acting as the agent of the City. CRA, as the City's agent will acquire the Project Site pursuant to the City's statutory power to exercise eminent domain under the Fair Housing Act, N.J.S.A. 52:27D-325 for purposes of constructing 63 +/- units of low – moderate income rental housing for the HACC/Michaels redevelopment project.
- The CRA expects to proceed with the acquisition of the Project Site in short order as the HACC/Michael's has secured the NJHMFA tax credit allocation to finance the proposed housing development project.
- The Shared Services Agreement with the City dated June 24, 2020 is effective for a period of one year and requires an amendment to extend the term of the Agreement for an additional period of two years.

- The CRA designated the HACC by Resolution 04-15-20B as Redeveloper of the Project Site and thereafter, entered into a Redevelopment Agreement with the HACC dated September 20, 2020. The Redevelopment Agreement provides that the HACC is obligated to pay the acquisition costs of these 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 an Amendment to a Shared Services Agreement with the City to extend the term for two years.

Award Process:

N/A

Cost Not to Exceed:

TBD

Total Project Cost:

TBD

Source of Funds:

HACC / Redeveloper Funds

Resolution Authorizing an Amendment to a Shared Services Agreement with the City of Camden for Acquisition of Certain Properties Designated on the City of Camden Tax Map as Block 868, Lot 14.01; Block 856, Lots 40, 40.01, 51, 54, 60, 60.01, 60.02, 60.03, 61, and 61.01 to Extend the Term of the Agreement

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 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, the City by Ordinance MC-5269 dated March 17, 2020 authorized the acquisition of the Project Site; and

WHEREAS, the CRA by Resolution 04-15-20A and the City of Camden by Resolution MC-20:7440 authorized the execution of a Shared Services Agreement dated June 24, 2020 providing for CRA as the agent of the City to acquire the Project Site; and

WHEREAS, the Shared Services Agreement will expire as of June 24, 2021 and requires an amendment to extend the term of the Agreement for an additional period of two years; and

WHEREAS, the CRA designated the HACC by Resolution 04-15-20B as Redeveloper of the Project Site and thereafter, executed a Redevelopment Agreement dated September 18, 2020 with the HACC, which obligates the HACC to pay the compensation for the acquisition of the Project Site 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.

06-09-21C (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 execute an amendment to the Shared Services Agreement dated June 24, 2020 with the City of Camden to extend the term of the Agreement for a period of two years for the purpose of acquiring on behalf of the City property for the construction of low-moderate income housing on the Project Site 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 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.

06-09-21C (cont'd)

ON MOTION OF: Ian K. Leonard


SECONDED BY: Gilbert Harden, Sr

| 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 P. Asselta

Mark P. Asselta, Esq.
Board Counsel