

**CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY**

Economic Development

Resolution No.: 12-14-16B

Resolution Title:

Resolution Designating Miller Fabricators, Inc. as the Redeveloper of Certain Properties in Block 399 on the City of Camden Tax Map, Located in the Gateway Redevelopment Area, and Authorizing a Cost Agreement and Redevelopment Agreement for the Expansion of Miller Fabricators, Inc.'s Existing Business at 1135 Mt. Ephraim Avenue

Project Summary:

- Miller Fabricators Inc. has designed and manufactured custom cabinets and countertops in Camden since 1973.
- Miller proposes to purchase 10 substantially vacant City-owned lots on block 399 of the City of Camden Tax Map (Exhibit A) which is bounded by South 10th, Sycamore and Baxter Streets in the Gateway Redevelopment Area.
- Miller proposes to construct two 5,000 square foot commercial buildings for manufacturing and storage, along with parking.
- The City proposes to introduce an ordinance conveying the lots to the CRA and the CRA will sell the lots to Miller Fabricators.

Purpose of Resolution:

- Designate a Redeveloper
- Authorize a Cost Agreement
- Authorize a Redevelopment Agreement

Award Process:

Proposal was reviewed and recommended by the Business Growth & Development Team.

Cost Not To Exceed:

TBD

Total Project Cost:

TBD

Source of Funds:

TBD

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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 adopted the Gateway Redevelopment Plan ("Plan") with the goal to "...recreate a strong community of new housing, businesses , recreation and institutions, adjacent to a transformed downtown and nearby neighborhoods."; and

WHEREAS, the Local Redevelopment and Housing Law ("LRHL") authorizes the CRA to enter into agreements with redevelopers to undertake redevelopment projects forming a part of or in furtherance of the Plan; and

WHEREAS, Miller Fabricators, Inc. has operated a successful business out of their location at 1135 Mt. Ephraim Avenue since 1973 and has expressed a desire to expand their operation by purchasing adjacent City-owned land and constructing two 5,000 square foot manufacturing and storage buildings; and

WHEREAS, the City of Camden ("City") is the title owner of the adjacent properties in Block 399 on the City of Camden Tax Map, which are listed on Exhibit A to this Resolution ("City Properties"), and the City through its Business Growth and Development Team ("BGDT") has recommended the Miller Fabricators, Inc. expansion plan and intends to introduce an ordinance conveying the City Properties to the CRA for sale to Miller Fabricators, Inc. for redevelopment.

NOW THEREFORE BE IT RESOLVED, by the governing body of the City of Camden Redevelopment Agency that Miller Fabricators, Inc. is hereby designated as Redeveloper of the City Properties in Block 399 of the City of Camden Tax Map as further described in Exhibit A of this Resolution for purposes of entering into an acceptable Cost Agreement and acceptable Redevelopment Agreement which designation shall include the right to purchase the City Properties from the CRA (upon conveyance of the City Properties to the CRA) and which designation shall expire December 31, 2017, 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 Executive Director, a duly authorized representative of the City of Camden Redevelopment Agency, is hereby authorized and directed to negotiate and enter into a Cost Agreement with the Redeveloper which will obligate the Redeveloper to pay the legal, appraisal, title and survey costs that the CRA incurs in connection with the negotiation of the proposed Redevelopment Agreement; and

BE IT FURTHER RESOLVED, that the Executive Director is hereby authorized and directed to negotiate and enter into a redevelopment agreement with the Redeveloper that includes the terms set forth in this resolution and to perform the obligations of the CRA under such agreement including sale of the City Properties to the Redeveloper upon conveyance of the City Properties to the CRA; and

BE IT FURTHER RESOLVED, that the 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.

Exhibit A
10th & Sycamore Properties

<u>ADDRESS</u>	<u>BLOCK/LOT</u>
1. 1124 South 10 th Street	399/46
2. 1126 South 10 th Street	399/47
3. 1128-1138 South 10 th Street	399/48,49, 50, 51, 52, 53(Concrete Block)
4. 1006 Sycamore Street	399/54
5. 1010 Sycamore Street	399/58
6. 1012 Sycamore Street	399/59
7. 1014 Sycamore Street	399/60
8. 1016 Sycamore Street	399/61
9. 1018 Sycamore Street	399/62
10. NS Baxter 128' East of 10 th Street	399/108, 109, 110, 111, 112, 113

Current Camden City Tax Map States:
Block 399 Lots 46,47,48,54,58,59,60,108,112, 113

12-14-16B (cont'd)

ON MOTION OF: Ian Leonard

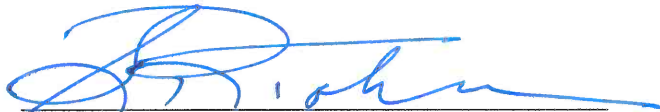
SECONDED BY: Sheila Davis

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Sheila Davis	✓		
Vance Bowman			
Ian Leonard	✓		
Javier Ramos			
Maria Sharma	✓		



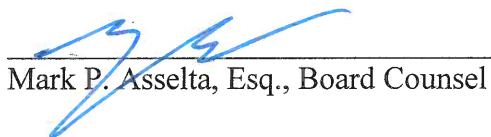
Marilyn Torres
Chairperson

ATTEST:



Sandra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq., Board Counsel

for Mark P. Asselta, Esq.