

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing

Resolution No.: 11-15-17F

Resolution Title:

Resolution Authorizing an Amendment to Resolution 05-10-17A to Designate the Rowan University/Rutgers-Camden Board of Governors as Redeveloper of the Additional Lots known as Block 180, Lots 31 and 33 of the Camden Tax Map and Authorizing a Redevelopment Agreement for Such Additional Property

Project Summary:

1. CRA by prior Resolution designated the Rowan University/Rutgers-Camden Board of Governors (the "Joint Board") as Redeveloper of property located in the Lanning Square neighborhood.
2. The Joint Board as Redeveloper is moving forward to redevelop this property for education, health sciences, commercial and related uses and is expected to start construction in 2017.
3. CRA owns property identified as Block 180, Lots 31 and 33 of the City of Camden tax map. Lot 31 is known as WS Griffie 69 N. Benson Street, which is a vacant unimproved parcel consisting of 1,568 SF. Lot 33 is known as 517 Benson Street, which is also vacant and unimproved and consists of 1,394 SF.
4. The Joint Board is requesting that their prior Redeveloper Designation be amended to include Block 180, Lots 31 and 33, which they also propose to redevelop for education, health sciences, and other retail uses.
5. Lots 31 and 33 will be sold to the Redeveloper for the fair market value as determined by an appraisal (\$19,300.00), plus any additional CRA costs and/or expenses, including legal, appraisal, survey, and redevelopment fees.

Purpose of Resolution:

1. Amend Redeveloper Designation
2. Authorize a redevelopment agreement with the Redeveloper for conveyance of the Additional CRA Property

Award Process: N/A

Cost Not To Exceed: NA

Total Project Cost: TBA

Source of Funds:

Redeveloper's Funds

11-15-17F

Resolution Authorizing an Amendment to Resolution 05-10-17A to Designate the Rowan University/Rutgers-Camden Board of Governors as Redeveloper of the Additional Lots Known as Block 180, Lots 31 and 33 of the Camden Tax Map and Authorizing a Redevelopment Agreement for Such Additional Property

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

WHEREAS, City Council of the City of Camden (the “City Council”), in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., (the “Redevelopment Law”), designated certain properties known as the Lanning Square Redevelopment Area as an area in need of redevelopment (the “Redevelopment Area”); and

WHEREAS, City Council adopted a redevelopment plan for the Lanning Square Redevelopment Areas (the “Redevelopment Plan”) in accordance with the Redevelopment Law; and

WHEREAS, City Council designated the CRA as the redevelopment entity pursuant to the Redevelopment Law to implement redevelopment plans and carry out redevelopment projects within the Redevelopment Area; and

WHEREAS, CRA, as the redevelopment entity, may designate and enter into agreements with redevelopers to undertake redevelopment projects in the furtherance of the Redevelopment Plan; and

WHEREAS, CRA by Resolution 05-13-15F, and as amended by Resolution 05-10-17A designated the Rowan University/ Rutgers-Camden Board of Governors (the “Joint Board”) as Redeveloper of various properties within Tax Blocks 180 and Block 181 of the Camden City Tax Map and located in the Lanning Square neighborhood (the “Project Site”) and authorized a redevelopment agreement for the Project Site; and

WHEREAS, the Joint Board proposes to redevelop education, health sciences, and other retail uses on the Project Site; and

WHEREAS, the Joint Board is requesting that CRA amend the Redeveloper Designation to include CRA property designated as Block 180, Lots 31 and 33 on the Camden City Tax Map and authorize a redevelopment agreement between the CRA and the Redeveloper for conveyance of the such property to the Redeveloper (“Additional CRA Property”); and

WHEREAS, the Joint Board proposes to redevelop education, health sciences, and other retail uses on the Additional CRA Property; and

11-15-17F

WHEREAS, CRA, pursuant to the Redevelopment Law, desires to amend Resolution 05-10-17A by adding the Additional CRA Property and authorizing a redevelopment agreement for the conveyance of the Additional CRA Property to the Redeveloper; and

WHEREAS, the terms for conveyance of the Additional CRA Property will include that the property is to be sold to the Redeveloper for the fair market value of \$ 19,300.00, which was established by an appraisal dated November 17, 2016 prepared by J. McHale Associates, Inc., plus any additional CRA costs and/or expenses, including legal, appraisal, survey, and redevelopment fees.

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the City Camden Redevelopment Agency that Resolution 05-13-15F, as amended by Resolution 05-10-17A, which designated the Rowan University/ Rutgers-Camden Board of Governors as the Redeveloper of certain property within Blocks 181 and 180 is hereby amended by adding the Additional CRA Property to the designation and to the Project Site located within the Lanning Square Redevelopment Area; and

BE IT FURTHER RESOLVED, that the Interim Executive Director, a duly authorized representative of the Agency, is hereby authorized to enter into a Redevelopment Agreement with the Redeveloper for the Additional CRA Property and to carry out the obligations of the CRA under the Redevelopment Agreement including the conveyance of the Additional CRA Property to the Redeveloper pursuant to the terms of this resolution together with such additional terms and conditions as determined by the Interim Executive Director in her judgment, that are not inconsistent with the terms of this resolution; and

BE IT FURTHER RESOLVED, that the Interim Executive Director is hereby authorized to execute all documents necessary for the CRA to perform its obligations under the Redevelopment Agreement, including without limitation the deed and all affidavits required for the conveyance of the Additional CRA Property to the Redeveloper; and

BE IT FURTHER RESOLVED, that the Interim 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.

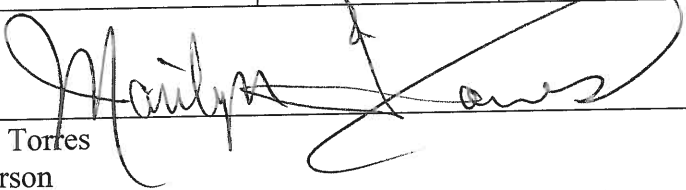
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ON MOTION OF: Maria Sharma

Sheila Davis

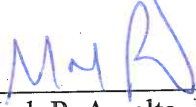
SECONDED BY:

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


Marilyn Torres
Chairperson

ATTEST: 
Olivette Simpson
Interim Executive Director

The above has been reviewed and approved as to form.


Mark P. Asselta, Esq., Board Counsel