

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing Development

Resolution No.: 05-10-23D

Resolution Title:

Resolution Authorizing a Shared Services Agreement with the City of Camden Providing for the City of Camden Redevelopment Agency to Serve as the City's Agent for Property Acquisition for the Construction of Low- Moderate Income Housing and to Accept Title to the Property from the City as Needed for this Redevelopment Project

Project Summary:

- The City of Camden and the Housing Authority of the City of Camden (HACC) were co-applicants for the Ablett Village/Cramer Hill US HUD Choice Neighborhoods Implementation (CNI) Grant, which was awarded in 2020 to the City and HACC for \$35 million and in 2023, \$5 million in supplemental funding.
- The housing strategy of the CNI Grant is to demolish the 306-unit Ablett Village site and redevelop the site by replacing 202-units on-site and constructing 223-units off-site and to integrate public housing residents into the larger Cramer Hill community.
- The HACC and its designated developer, Michaels Development Company, have identified certain property necessary and suitable to complete the last housing phase of off-site units and to meet the CNI Grant terms by constructing a total of 425-units.
- The HACC desires to construct replacement units on certain property designated as Block 818, Lots 30, 49, 51, 57, 16, and 17; and Block 822, Lot 35 on the City of Camden Tax Map (the "Property").
- The New Jersey Fair Housing Act, N.J.S.A. 52:27D-325 authorizes a municipality to acquire real property via eminent domain which the governing body determines necessary or useful for the construction or rehabilitation of low and moderate income housing or conversion to low and moderate income housing.
- The HACC has requested that the City authorize by Ordinance the acquisition of the Property by use of the power of eminent domain pursuant to the Fair Housing Act, N.J.S.A. 52:27D-325.
- CRA desires to enter into a shared services agreement with the City to act as the City's agent for purposes of acquiring the Property by managing the condemnation process under the City's statutory authority in accordance with the Fair Housing Act, N.J.S.A. 52:27D-325.
- CRA and HACC will enter into a redevelopment agreement which will provide that HACC will be obligated to pay the acquisition costs of the Property, and all other reasonable costs and fees in connection with the condemnation process, and a fee for CRA's project management services.

Resolution No: 05-10-23D (cont'd)

- After CRA acquires the Property and the City is in title, the property is to be conveyed to the CRA. CRA will then re-convey the property to the HACC, subject to the terms of the redevelopment agreement.

Purpose of Resolution:

Authorize a Shared Services Agreement with the City of Camden for a term of two years.
Authorize acceptance of property from the City

Award Process:

N/A

Cost Not to Exceed:

TBD

Total Project Cost:

TBD

Source of Funds:

HACC / Redeveloper Funds

05-10-23D

Authorizing a Shared Services Agreement with the City of Camden Providing for the City of Camden Redevelopment Agency to Serve as the City’s Agent for Property Acquisition for the Construction of Low- Moderate Income Housing and to Accept Title to the Property from the City as Needed for this Redevelopment Project

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 its designated developer Michael’s Organization have proposed to the City of Camden (the “City”) that six (6) properties be acquired for the purpose of constructing low and moderate income housing in the Cramer Hill Neighborhood which properties are designated as Block 818, Lots 30, 49, 51, 57, 16, and 17; and Block 822, Lot 35 on the City of Camden Tax Map (the “Property”); and

WHEREAS, the City’s has the power to acquire the Property for such purposes by use of the power of eminent domain pursuant to the Fair Housing Act, N.J.S.A. 52:27D-325; and

WHEREAS, CRA possesses the appropriate experience to conduct the property acquisition on behalf of the City and desires to enter into a Shared Services Agreement for such purpose; and

WHEREAS, CRA supports the acquisition of the Property as necessary and useful for the construction of low-moderate income housing and in furtherance of the Ablett Village/Cramer Hill US HUD Choice Neighborhoods Implementation (CNI) Grant which was obtained for such purposes; and

WHEREAS, the cost of acquisition of the Property will be paid by the HACC; and

WHEREAS, upon acquisition of the Property by the CRA on behalf of the City, the Property will be conveyed to the CRA and ultimately to the HACC pursuant to a redevelopment agreement to be entered into between the CRA and the HACC and to be authorized by a separate action of the CRA, and

WHEREAS, the City is intending to consider the approval of the proposed Shared Services Agreement at its next regularly scheduled meeting and this resolution shall be null and void if the City does not adopt a resolution authorizing the Shared Services Agreement.

NOW, THEREFORE BE IT RESOLVED by the governing body of the City of Camden that the Interim Executive Director, a duly authorized representative of the Agency, is hereby authorized and directed to enter into a Shared Services Agreement with the City of Camden, having a term of two years for the purpose of acquiring on behalf of the City property for the construction of low-moderate income housing designated as Block 818, Lots 30, 49, 51, 57, 16, and 17; and Block 822, Lot 35 on the City of Camden Tax Map (the “Property”); 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

05-10-23D (cont'd)

BE IT FURTHER RESOLVED that the CRA is hereby authorized to accept conveyance from the City of properties designated as Block 818, Lots 30, 49, 51, 57, 16, and 17; and Block 822, Lot 35 on the City of Camden Tax Map for re-conveyance to the HACC pursuant to a redevelopment agreement to be entered into between the CRA and the HACC to be authorized by a separate action of the CRA, 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.

05-10-23D (cont'd)

ON MOTION OF: Gilbert Harden, Sr.


SECONDED BY: Tasha Gainey-Humphrey

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Christopher Collins			X
Derek Davis	X		
Gilbert Harden, Sr.	X		
Tasha Gainey-Humphrey	X		
Ian K. Leonard	X		
Jose Javier Ramos	X		
Maria Sharma			X

Ian K. Leonard

Ian K. Leonard
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

EXHIBIT A

Property List via Fair Housing Act Acquisitions

CNI Ablett Village Phase 4 Project		
Block	Lot	Address
818	16	NW Wayne & 16th Street
818	17	Ws N 16 th 200 N Wayne Avenue
818	30	SS Pierce 100 W 16th Street
818	49	1590 Pierce Avenue
818	51	NS Wayne 140 W 16th Street
818	57	SS Pierce 80 W 16th Street
822	35	SS Harrison 19th to 20th