

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing Development

Resolution No.: 06-12-24D
Companion Resolution # 2

Resolution Title:

Resolution Designating Alfred Cramer Urban Renewal LLC as the Redeveloper of Certain Land in Blocks 818, 822, and 814 of the City of Camden Tax Map Located in the Cramer Hill Redevelopment Area and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper for the Construction of Low- and Moderate-Income Housing on Such Property

Project Summary:

- Alfred Cramer Urban Renewal, LLC (“ACUR”) proposes to acquire land for the purpose of constructing approximately 73 low- and moderate-income housing units as part of an off-site phasing plan to redevelop the Ablett Village public housing site.
- The development of the Ablett Village CNI Phase V will consist of three scattered sites within close proximity to Ablett Village. The assemblage includes private properties designated as Block 818, Lots 30, 31, 51, 49, 57, 16 and 17, and Block 822, Lot 35 to be acquired by eminent domain pursuant to the City’s statutory authority under N.J.S.A. 52:27D-325 (the “FHA Acquired Properties”); Block 818, Lots 14, 48, 53, and 59 to be acquired by direct negotiations with the private property owner; and Block 814, Lot 2 to be acquired from the CRA (the “Project Sites”).
- The City has the statutory authority to acquire real property by eminent domain for purpose of constructing low- and moderate-income housing pursuant to the Fair Housing Act, N.J.S.A. 52:27D-325.
- The City adopted an Ordinance at the July 11, 2023 City Council Meeting authorizing the acquisition of the FHA Acquired Properties.
- For purposes of acquiring the site, the City by Resolution MC-8950 adopted on May 9, 2023, authorized a shared services agreement with the CRA to enable CRA, acting on behalf of the City, to manage the condemnation process by utilizing the City’s authority under the Act. CRA by Resolution 05-10-23D and amended by Resolution 06-14-23B adopted a similar resolution for this purpose.
- After the City acquires the FHA Acquired Properties, the FHA Acquired Properties will be conveyed to the CRA for re-conveyance to ACUR pursuant to a redevelopment agreement that will require the use of the properties for constructing the planned low- and moderate-income housing.

Resolution No.: 06-12-24D (cont'd)

- CRA and ACUR will enter into a redevelopment agreement and a cost agreement which will provide that ACUR is obligated to pay the acquisition costs of the Project Sites, and all other reasonable costs and fees in connection with the condemnation of the FHA Acquired Properties, and a fee for CRA's project management and redevelopment services.
- This resolution is conditioned upon the approval of the Housing Authority of the City of Camden as to the designation of ACUR for the Project.

Purpose of Resolution:

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

Award Process:

Property is located in a Redevelopment Area

Cost Not to Exceed:

TBD

Total Project Cost:

TBD

Source of Funds:

Redeveloper's Funds

Resolution Designating Alfred Cramer Urban Renewal LLC as the Redeveloper of Certain Land in Blocks 818, 822, and 814 of the City of Camden Tax Map Located in the Cramer Hill Redevelopment Area and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper for the Construction of Low- and Moderate-Income Housing on Such Property

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

WHEREAS, pursuant to the Local Redevelopment and Housing Law (“LRHL”), the Cramer Hill Redevelopment Plan designated the CRA to implement the Redevelopment Plan and authorized the CRA to enter into agreements with redevelopers to undertake redevelopment projects forming a part of and in furtherance of the Redevelopment Plan; and

WHEREAS, the proposed development of the Ablett Village CNI Phase V will consist of three scattered sites that will require an assemblage of private properties designated as Block 818, Lots 30, 31, 51, 49, 57, 16 and 17, and Block 822, Lot 35, to be acquired by eminent domain (the “FHA Acquired Properties”); Block 818, Lots 14, 48, 53, and 59 to be acquired by direct negotiations with the private property owner; and Block 814, Lots 2 to be acquired from the CRA (together the “Project Sites”); and

WHEREAS, the City of Camden (“City”) has determined that it is necessary to provide for the construction of low- and moderate-income housing units for redevelopment of Ablett Village and the City has the statutory authority to acquire the FHA Acquired Properties by eminent domain for these purposes pursuant to the Fair Housing Act, N.J.S.A. 52:27D-325; and

WHEREAS, the City adopted an Ordinance at the July 11, 2023 City Council Meeting authorizing the acquisition of the FHA Acquired Properties by eminent domain pursuant to N.J.S.A. 52:27D-325; and

WHEREAS, the City by Resolution MC-8950 adopted on May 9, 2023 authorized a shared services agreement with the CRA to enable CRA, acting on behalf of the City, to manage the condemnation process by utilizing the City’s statutory authority under the Act and CRA by Resolution 05-10-23D and amended by Resolution 06-14-23B adopted a similar resolution for this purpose; and

WHEREAS, by Resolution #06-14-23A, CRA conditionally designated the Housing Authority of the City of Camden (“HACC”) as Redeveloper of the Project Sites conditioned upon the parties’ negotiation and execution of an acceptable redevelopment agreement for the Project; and

WHEREAS, CRA was recently notified by HACC that HUD funds cannot be used to escrow funds or to acquire property by condemnation, so in an effort to keep the Ablett Village Phase VI project moving forward, HACC and Michaels Development Company (“MDC”) propose that Alfred Cramer Urban Renewal LLC (“ACUR”) an affiliate of MDC be substituted for the HACC and designated as redeveloper for the Project Sites,

WHEREAS, conditioned upon approval from HACC, ACUR would undertake the same redevelopment project as planned by HACC; and

06-12-24D (cont'd)

WHEREAS, ACUR will be obligated under agreements with the CRA to pay the acquisition costs of the FHA Acquired Properties and all other reasonable costs and transaction fees in connection with the condemnation of the properties and a fee for CRA's project management services in acquiring the FHA Acquired Properties and a redevelopment fee; and

WHEREAS, upon acquisition of the FHA Acquired Properties by the CRA, on behalf of the City, the FHA Acquired Properties will be conveyed to the CRA and ultimately to ACUR pursuant to a redevelopment agreement to be entered into between the CRA and ACUR.

NOW THEREFORE BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that Alfred Cramer Urban Renewal, LLC is hereby designated as Redeveloper of certain land designated as Block 818, Lots 30, 31, 51, 49, 57, 16 and 17, and Block 822, Lot 35 to be acquired by eminent domain pursuant to N.J.S.A. 52:27D-325; and Block 818, Lots 14, 48, 53 and 59 to be acquired by the Redeveloper, and Block 814, Lot 2 to be acquired by the Redeveloper from the CRA; and

BE IT FURTHER RESOLVED, the designation shall include the right of the Redeveloper to obtain title to the properties designated as Block 818, Lots 30, 31, 51, 49, 57, 16 and 17, and Block 822, Lot 35 upon payment to the CRA of all of CRA's/City's condemnation costs to acquire such property, including but not limited to the just compensation to be paid for the property and which designation and right is subject to the CRA successfully acquiring the Project Site; and

BE IT FURTHER RESOLVED, the designation shall include the right of the Redeveloper to obtain title to Block 814, Lot 2 upon the terms and conditions set forth in the Redevelopment Agreement; and

BE IT FURTHER RESOLVED, that this redeveloper designation shall expire on December 31, 2024, 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 Interim Executive Director, a duly authorized representative of the 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 acquisition costs of the property acquired by condemnation, and all other costs and fees incurred by the CRA or the City in connection with the condemnation and this project including, and without limitation, any and all professional services fees, court deposits, notifications, and/or other costs and fees, and commissioner's hearings and court proceedings, and a project management fee for CRA's services; and

BE IT FURTHER RESOLVED, that the Interim Executive Director, is hereby authorized and directed to negotiate and enter into a Redevelopment Agreement with the Redeveloper that includes 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 and conditions for the sale of property to the Redeveloper; and

BE IT FURTHER RESOLVED, that the Interim Executive Director, of their designee, is hereby authorized and directed to take actions and execute all documents necessary to carry out the purposes of this resolution; and

06-12-24D (cont'd)

BE IT FURTHER RESOLVED, that this resolution is conditioned upon approval by the Housing Authority of the City of Camden as to the designation of ACUR for the Project and this resolution shall be deemed null and void if the HACC does not provide such approval.

06-12-24D (cont'd)

ON MOTION OF: Maria Sharma

SECONDED BY: Christopher Collins

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Christopher Collins	X		
Derek Davis	X		
Gilbert Harden, Sr.			
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

ABLETT VILLAGE PHASE V (BLOCK 814, LOT 2) TO BE ACQUIRED FROM CRA

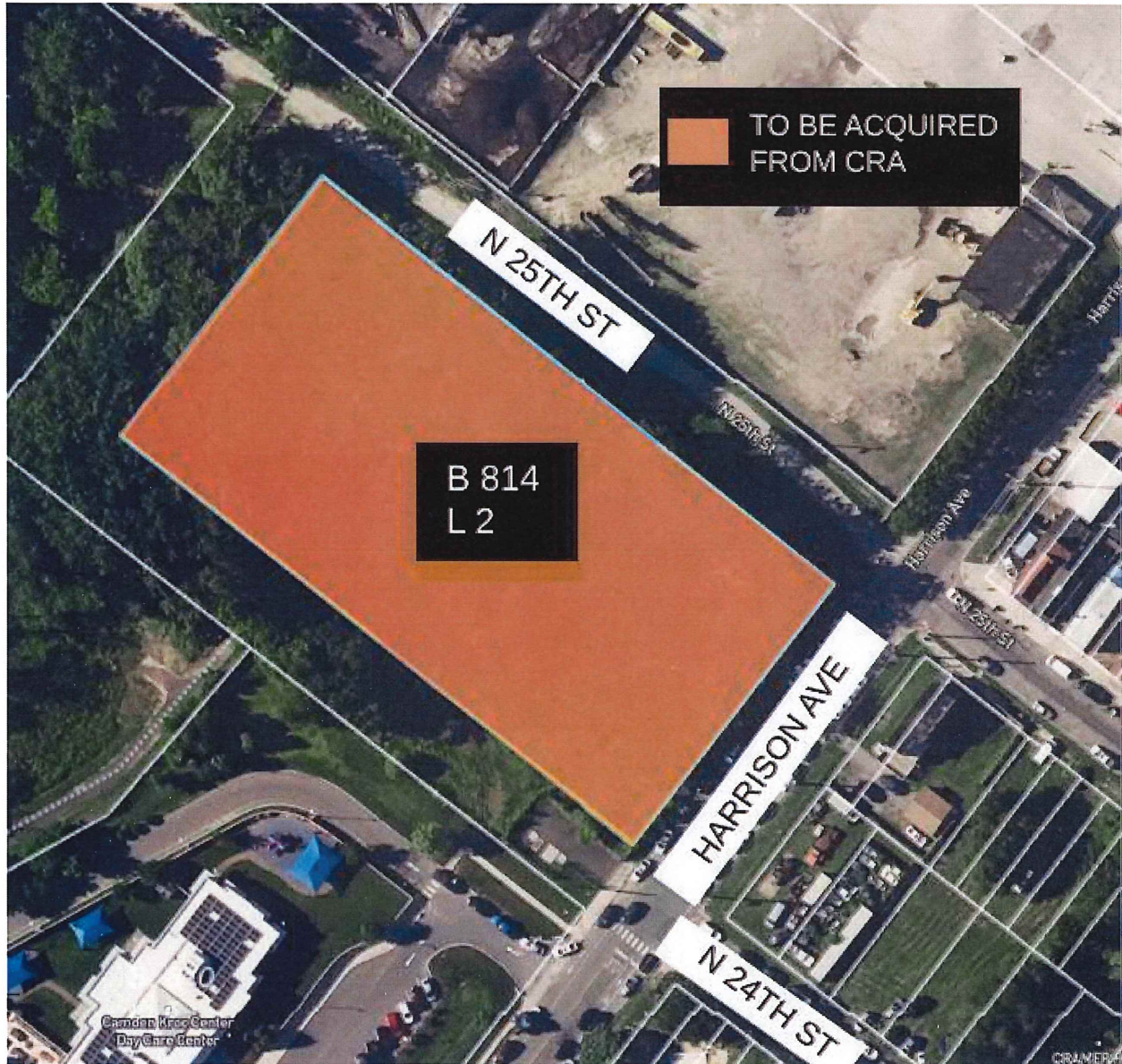


Exhibit A

ABLETT VILLAGE PHASE V (BLOCK 822, LOT 35) EMINENT DOMAIN

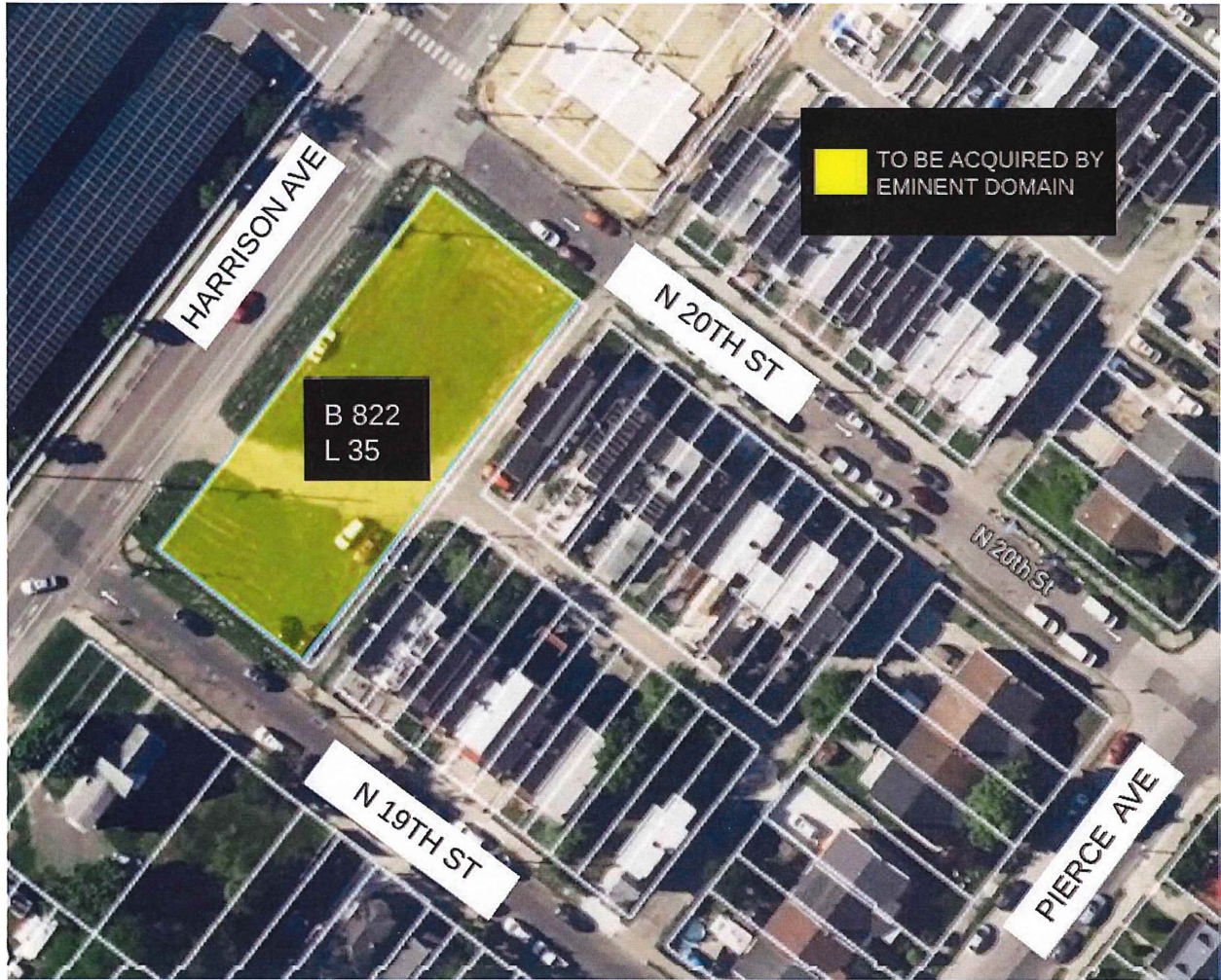


Exhibit A

ABLETT VILLAGE PHASE V (BLOCK 818, LOTS 30, 31, 51, 49, 57, 16, & 17 BLOCK 818, LOTS 14, 48, 53 & 59) EMINENT DOMAIN and DIRECT NEGOTIATIONS

