

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development

Resolution No.: 06-11-25A

Resolution Title:

Resolution Designating Elite Holdings IV, LLC as Redeveloper of Block 1210, Lot 1 of the City of Camden Tax Map in the Admiral Wilson North Redevelopment Area and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper

Project Summary:

- Elite Holdings IV, LLC (“Redeveloper”) proposes to purchase and redevelop SE 19th Street and Carman Streets designated as Block 1210, Lot 1 of the City of Camden Tax Map (the “Site”).
- The City of Camden owns the 1.6-acre Site, which is vacant and unimproved.
- The Redeveloper proposes an auto repair and fabrication facility to be developed at the Site to serve primarily fleet operations in an area surrounded by several new industrial and warehouse uses.
- The City intends to convey Block 1210, Lot 1 to the CRA and the CRA will re-convey the Property to the Redeveloper.
- The Purchase Price will be negotiated, based on an appraisal.

Purpose of Resolution:

1. Designate Redeveloper
2. Authorize Cost Agreement
3. Authorize Redevelopment Agreement

Award Process:

N/A

Cost Not To Exceed:

N/A

Total Project Cost:

TBD

Resolution Designating Elite Holdings IV, LLC as Redeveloper of Block 1210, Lot 1 of the City of Camden Tax Map in the Admiral Wilson North Redevelopment Area and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper

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 Admiral Wilson North Redevelopment Plan designates the CRA to implement the Redevelopment Plan and authorizes the CRA to enter into agreements with redevelopers to undertake redevelopment projects in furtherance of the Redevelopment Plan; and

WHEREAS, Elite Holdings IV, LLC (the “Redeveloper”) proposes to acquire land for the new construction of an auto repair and fabrication facility; and

WHEREAS, the City of Camden owns land described as SE 19th Street and Carman Streets and designated as Block 1210, Lot 1 of the City of Camden Tax Map (the “Site”); and

WHEREAS, the use proposed is a permitted use under the Redevelopment Plan, and

WHEREAS, CRA deems the proposed use of the Site to be suitable and consistent with the Admiral Wilson North Redevelopment Plan and that it is in the best interests of the CRA and the City to facilitate the proposed redevelopment of the Site.

NOW THEREFORE BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that Elite Holdings IV, LLC be designated as Redeveloper of the parcel known as SE 19th Street and Carman Streets and designated as Block 1210, Lot 1 of the City of Camden Tax Map for purposes of constructing an auto service light and medium duty truck repair and fabrication facility on the Site; and

BE IT FURTHER RESOLVED that this Redeveloper designation shall expire on November 1, 2025, 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 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, and all other costs and fees incurred by the CRA for the project including, and without limitation, any and all professional services fees, and/or other costs and fees, and a fee for CRA’s services; 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 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 the Site to the Redeveloper; and

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BE IT FURTHER RESOLVED that this action is conditioned upon approval by the City of Camden for the transfer of the Site to the CRA and that the resolution shall be deemed null and void if said condition is not satisfied; and

BE IT IS FURTHER RESOLVED that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all other documents necessary to effectuate the purposes of this resolution.

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ON MOTION OF: Maria Sharma

SECONDED BY: Christopher Collins

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

Ian K. Leonard

Ian K. Leonard
Chairperson



ATTEST:

Olivette Simpson
Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta

Mark P. Asselta, Esq.
Board Counsel

Exhibit A
Aerial Photo

Block 1210 Lot 1

