

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic/Housing Development

Resolution No.: 05-13-26B

Resolution Title:

Resolution Designating CMC Development Group, LLC as the Redeveloper of Certain Land in Blocks 1104 and Block 1107 of the City of Camden Tax Map Located in the Saunders & North 30th Streets Redevelopment Area and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper for the Construction of 82 Units of Affordable Housing for Seniors

Project Summary:

- CMC Development Group, LLC (“CMC”) proposes to purchase and redevelop a 1.55 acre site designated as Block 1104, Lots 50-53, 55-56, 59, 60, 91, 93 and 95; and Block 1107, Lots 15-20, and 27, 28, and 30 of the City of Camden Tax Map located in the Saunders & North 30th Street Redevelopment Area (the “Project Site”).
- The Project Site will be developed as 82 residential units for the Saunders Street Senior Affordable Housing project.
- Land assembly for the Saunders Street Affordable Housing Project will consist of private properties, properties owned by the City of Camden, and Camden Board of Education as set forth on Exhibit A.
- The City of Camden has authorized the transfer of eight city-owned properties to the CRA designated as Block 1104, Lots 50-52, 91, and 93 and Block 1107, Lots 27, 28, and 30 for reconveyance by the CRA to the redeveloper pursuant to a redevelopment agreement (the “City owned Parcels”)
- The Camden Board of Education owns a vacant, unimproved former school site designated as Block 1104, Lot 53 which will be acquired for the Project Site by CMC.
- CRA and CMC will enter into a redevelopment agreement and a cost agreement which will provide that CMC is obligated to pay the acquisition costs of the Project Site, and all other reasonable costs and fees in connection with the transaction.
- This resolution is conditioned upon the approval of the Camden Board of Education conveyance of Block 1104, Lot 53 for the redevelopment project.

Purpose of Resolution:

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

Resolution No.: 05-13-26B (cont'd)

Award Process:

Property is located in a Redevelopment Area.

Cost Not to Exceed:

TBD

Total Project Cost:

TBD

Source of Funds:

Redeveloper's Funds

05-13-26B

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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, pursuant to the Local Redevelopment and Housing Law (“LRHL”), the Saunders & North 30th Streets Redevelopment Plan designates the CRA to implement the Redevelopment Plan and authorizes 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 Saunders Street Senior Affordable Housing project will require an assemblage of privately owned properties designated as Block 1104, Lots 55-56, 59, 60, 95 and Block 1107, Lots 15-20, and properties transferred to the CRA from the City of Camden designated as Block 1104, Lots 50-52, 91, and 93 and Block 1107, Lots 27, 28, and 30, and property owned by the Camden Board of Education designated as Block 1104, Lot 53 (together the “Project Site”); and

WHEREAS, CMC will acquire the privately owned properties for use in the redevelopment project; and

WHEREAS, the City of Camden will adopt an Ordinance at the May 12, 2026, City Council Meeting authorizing the transfer of the city-owned property to the CRA; and

WHEREAS, CMC will acquire the Camden Board of Education property; 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 Saunders & North 30th Streets Redevelopment Plan and that it is in the best interests of the CRA and the City to facilitate the proposed redevelopment of the Project Site.

NOW THEREFORE BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that CMC Development Group, LLC be designated as Redeveloper of the Property designated as Block 1104, Lots 50-53, 55-56, 59, 60, 91, 93 and 95; and Block 1107, Lots 15-20, and 27, 28, and 30 of the City of Camden Tax Map; and

BE IT FURTHER RESOLVED that this Redeveloper designation shall expire on September 1, 2026, 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

05-13-26B (cont'd)

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 and a Redevelopment 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 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.

05-13-26B (cont'd)

ON MOTION OF: Maria Sharma

SECONDED BY: Gilbert Harden, Sr.

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Christopher Collins			
Gilbert Harden, Sr.	X		
Tasha Humphrey	X		
Ian K. Leonard	X		
Jose Javier Ramos	X		
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
Property List**

#	Block	Lot	Address	Owner	Land Description
1	1104	50	Ss Saunders 60 E 29Th St	Camden City	40X64
2	1104	51	Ss Saunders 100 E 29Th	Camden City	60X105
3	1104	52	Ss Saunders 180 E 29Th	Camden City	60X120
4	1104	53	2930 Saunders St	Camden Board of Education	120X157
5	1104	55	2938 Saunders St	Hosanna Ame Church	40X100
6	1104	56	2940 Saunders St	Hosanna Ame Church	20X100
7	1104	59	2947 Morrison St	Hosanna Ame Church	20X100
8	1104	60	2951 Morrison St	Hosanna Ame Church	20X72
9	1104	91	Ss Saunders 160 E 29Th	Camden City	20X85
10	1104	93	Se Saunders & 29Th St	Camden City	60X51
11	1104	95	Ns Morrison 21 W 30Th St	Hosanna Ame Church	20X66
12	1107	15	Se Saunders & 30Th St	Hosanna Ame Church	40X100
13	1107	16	3004 Saunders St	Hosanna Ame Church	20X100
14	1107	17	Ss Saunders 60 E 30Th St	Hosanna Ame Church	20X100
15	1107	18	Ss Saunders 80 E 30Th St	Hosanna Ame Church	20X100
16	1107	19	Ss Saunders 100 E 30Th St	Hosanna Ame Church	20X100
17	1107	20	Ss Saunders 120 E 30Th St	Hosanna Ame Church	20X100
18	1107	27	Ne Morrison & 30Th St	Camden City	42X85
19	1107	28	Ns Morrison 42 E 30Th St	Camden City	21X100
20	1107	30	NS Morrison 84 E 30Th St	Camden City	21X100

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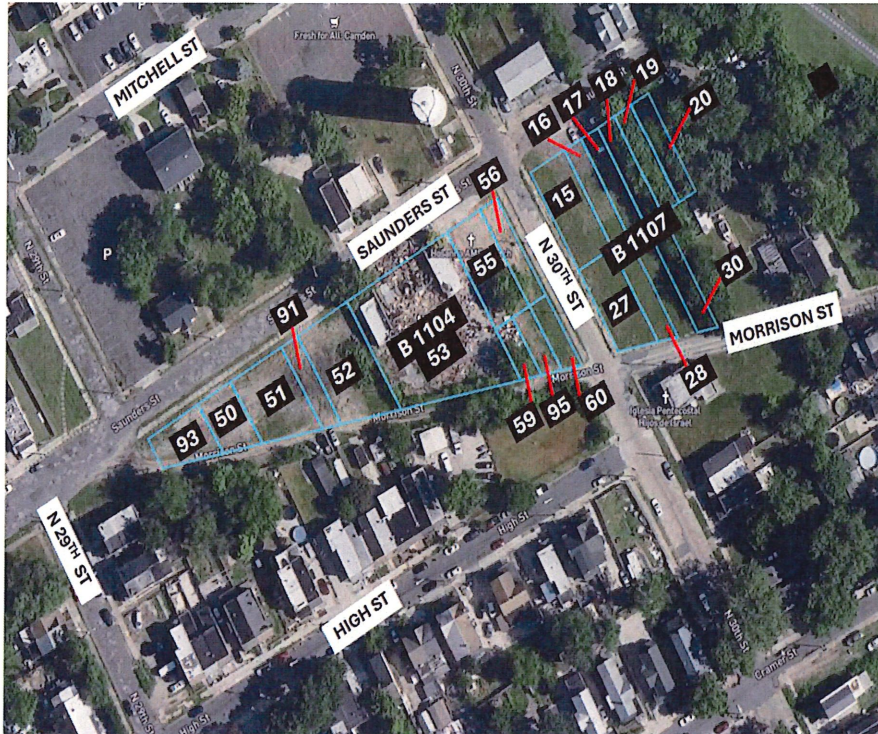
Exhibit A (cont'd)

Aerial Photo

Saunders Street Project

Block 1104, Lots 50-53, 55-56, 59, 60, 91, 93 and 95; and

Block 1107, Lots 15-20, and 27, 28, and 30



Source: NJ Parcel Explorer