

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Resolution No.: 05-13-26C

Resolution Title:

Resolution Authorizing a Third Amendment to a Redevelopment Agreement with Redeveloper Alfred Cramer Urban Renewal, LLC for the Construction of Low- and Moderate-Income Housing on Certain Property in Blocks 814 and 818 of the City of Camden Tax Map to Update the Schedule of Appraised Values for Property Designated as Block 818, Lots 30 and 57 on the City of Camden Tax Map

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 a 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, to be acquired by eminent domain pursuant to the City’s statutory authority under N.J.S.A. 52:27D-325; Block 818, Lots 14, 48, 53, and 59 to be acquired by direct negotiations with the private property owner or by the use of eminent domain, if necessary, and Block 814, Lot 2 to be acquired from the CRA (the “Project Sites”).
- CRA and ACUR entered into a redevelopment agreement (“Redevelopment Agreement”) and a cost agreement dated August 26, 2024, which provides 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 Project Sites, and a fee for CRA’s project management and redevelopment services.
- The Redevelopment Agreement was amended by First Amendment to Redevelopment Agreement dated January 10, 2025. The Redevelopment Agreement also was amended by a Second Amendment to the Redevelopment Agreement dated September 11, 2025.
- A Third Amendment to the Redevelopment Agreement is needed in order to revise the schedule of appraised values for property designated as Block 818, Lots 30 and 57 on the City of Camden Tax Map to reflect the Condemnation Commissioners’ decision as to value.

Purpose of Resolution:

- Authorize an Amendment to the Redevelopment Agreement

Resolution No.: 05-13-26C (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

05-13-26C

Resolution Authorizing a Third Amendment to a Redevelopment Agreement with Redeveloper Alfred Cramer Urban Renewal, LLC for the Construction of Low- and Moderate-Income Housing on Certain Property in Blocks 814 and 818 of the City of Camden Tax Map to Update the Schedule of Appraised Values for Property Designated as Block 818, Lots 30 and 57 on the City of Camden Tax Map

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 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, 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 a phasing plan to redevelop the Ablett Village public housing site; and

WHEREAS, 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 to be acquired by eminent domain pursuant to the City’s statutory authority under N.J.S.A. 52:27D-325; Block 818, Lots 14, 48, 53, and 59 to be acquired by direct negotiations with the private property owner or by the use of eminent domain, if necessary; and Block 814, Lot 2 to be acquired from the CRA (the “Project Sites”); and

WHEREAS, CRA and ACUR entered into a redevelopment agreement (“Redevelopment Agreement”) and a cost agreement dated August 26, 2024 which provides 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 Project Sites, and a fee for CRA’s project management and redevelopment services; and

WHEREAS, the Redevelopment Agreement was amended by the First Amendment to the Redevelopment Agreement dated January 10, 2025; and

WHEREAS, the Redevelopment Agreement was further amended by a Second Amendment to the Redevelopment Agreement dated September 11, 2025 to revise the schedule of appraised values for the Project Sites to reflect updated appraisal amounts obtained after the execution of the redevelopment Agreement; and

WHEREAS, a Third Amendment to the Redevelopment Agreement is needed to revise the schedule of appraised values for the property designated as Block 818, Lots 30 and 57 of the City of Camden Tax Map by reducing the appraised value from \$38,000.00 to \$30,000.00 to reflect the decision of the Condemnation Commissioners as to those two lots.

NOW THEREFORE BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that the Executive Director, a duly authorized representative of the Agency, is hereby authorized and directed to further amend the Redevelopment Agreement entered into between CRA and ACUR on August 26, 2024, to reflect the updated appraisal amounts on Exhibit A to the Redevelopment Agreement and made effective as of April 22, 2026; and

05-13-26C (cont'd)

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

05-13-26C (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 with Appraised Values**

	Block	Lot(s)	Address	Sq. ft.	Acres	Appraised Value
Condemnation Parcels						
Site #A	818	16	NW Wayne & 16 th Street	14,000	0.3214	\$126,500
	818	17	WS N 16 th 200 N Wayne Avenue	14,732	0.3382	\$133,100
	818	30	SS Pierce 100 W 16th Street	2,000	0.0459	\$15,000
	818	31	1115 N.16 th Street	10,001	0.2296	\$90,400
	818	49	1590 Pierce Avenue	8,002 ±	0.1837	\$382,950
	818	51	NS Wayne 140 W 16 th Street	1,359	0.0312	\$16,000
	818	57	SS Pierce 80 W 16th Street	2,000	0.0459	\$15,000
	818	14, 48, 53, 59	1558 Pierce Ave.; NW East State & Wayne Ave.; 1568 Pierce Ave.; 1114 East State St.	55,299	1.2695	\$1,060,000
Agency Parcels						
Site #B	814	2	NS Harrison 24 th to 25 th	80,000	1.84	\$440,000
			Total			\$2,286,950