

**CITY OF CAMDEN REDEVELOPMENT AGENCY**  
**RESOLUTION SUMMARY**

**Housing Development**

**Resolution No.: 08-13-25D**

**Resolution Title:**

**Resolution Authorizing a License Agreement with Alfred Cramer Urban Renewal, LLC to Permit Soil Work on CRA Property Known as Block 814, Lot 2 of the City of Camden Tax Map Prior to Closing to Prepare the Property for Redevelopment**

**Project Summary:**

- CRA has designated Alfred Cramer Urban Renewal, LLC as redeveloper for the Ablett Village Affordable Housing Project.
- One of the properties that is included in the project is vacant property owned by the CRA known as Block 814, Lot 2 of the City of Camden Tax Map (the "CRA Parcel"). When all funding is in place the CRA Parcel will be conveyed to the Redeveloper for the purchase price specified in the redevelopment agreement between the CRA and the Redeveloper.
- In order to redevelop the CRA Parcel into affordable housing it will be necessary to add clean soil to the property to make it suitable for construction.
- The redeveloper has requested that CRA grant a license to permit the adding of clean soil to the property to go forward, at the sole cost and expense of the redeveloper, prior to closing in order to expedite the construction and delivery of the housing to be built on the site.

**Purpose of Resolution:**

To authorize a pre-closing license agreement with a designated redeveloper.

**Award Process:**

N/A

**Cost Not To Exceed:**

TBD

**Total Project Cost:**

TBD

**Source of Funds:**

Redeveloper

08-13-25D

**Resolution Authorizing a License Agreement with Alfred Cramer Urban Renewal, LLC to Permit Soil Work on CRA Property Known as Block 814, Lot 2 of the City of Camden Tax Map Prior to Closing to Prepare the Property for Redevelopment**

**WHEREAS**, the City of Camden has established the Cramer Hill Redevelopment Area and has adopted a redevelopment plan for the area as provided by the Local Redevelopment and Housing Law, N.J.S.A. 40A-12A-1 et seq. (the “Redevelopment Law”); and

**WHEREAS**, pursuant to the Redevelopment Law, the City has appointed the City of Camden Redevelopment Agency (“CRA”) as the redevelopment entity for the Ablett Village Affordable Housing project, thereby providing the CRA with authority to enter into redevelopment agreements with designated redevelopers; and

**WHEREAS**, CRA has designated Alfred Cramer Urban Renewal, LLC (“Redeveloper”) as redeveloper for the Ablett Village Affordable Housing Project and has entered into a Redevelopment Agreement and Cost Agreement with the Redeveloper to further the project; and

**WHEREAS**, one of the properties that is included in the project is vacant property owned by the CRA known as Block 814, Lot 2 of the City of Camden Tax Map (the “CRA Parcel”); and

**WHEREAS**, when all funding is in place, the CRA Parcel will be conveyed to the Redeveloper for the purchase price specified in the redevelopment agreement between the parties and the Redeveloper will construct approximately 36 units of low- and moderate-income housing on the CRA Parcel; and

**WHEREAS**, in order to redevelop the CRA Parcel into affordable housing it will be necessary to add clean soil to the property to make it suitable for construction; and

**WHEREAS**, the redeveloper has requested that CRA grant a license to permit the adding of clean soil to the property to go forward on the CRA Parcel prior to closing, at the sole cost and expense of the redeveloper; and

**WHEREAS**, CRA has determined that it is appropriate to grant the requested license in order to expedite the construction and delivery of the housing to be built on the site and to otherwise improve the CRA Parcel at no cost to the CRA.

**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 to negotiate and enter into a License Agreement with Alfred Cramer Urban Renewal, LLC to permit clean soil to be added to the property to proceed on the CRA Parcel prior to closing; and

**BE IT FUTHER RESOLVED** that the 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.

08-13-25D (cont'd)

ON MOTION OF: **Maria Sharma**

SECONDED BY: **Derek Davis**

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

*Ian K. Leonard*

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Ian K. Leonard  
Chairperson



ATTEST:

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Olivette Simpson  
Executive Director

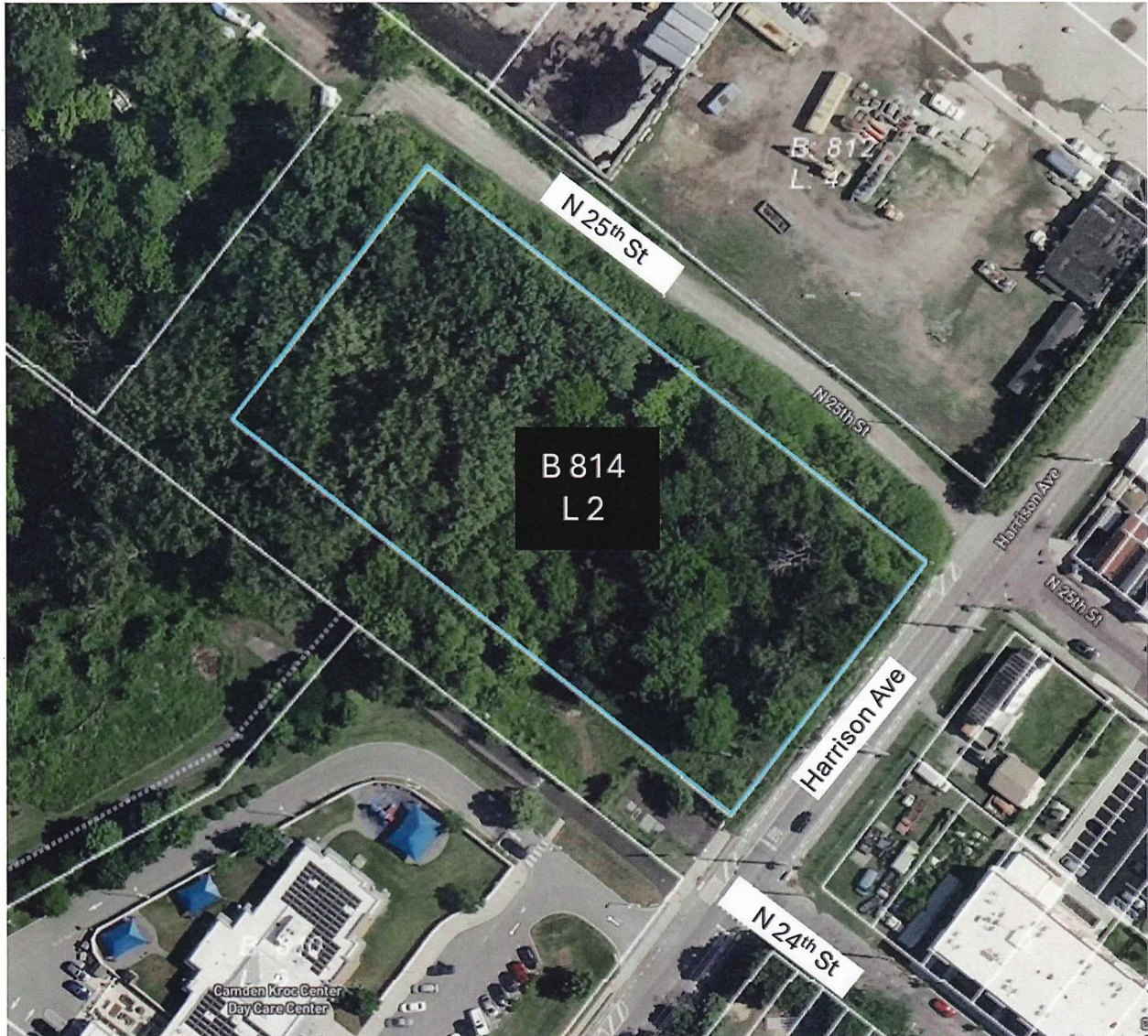
The above has been reviewed and approved as to form.

*Mark P. Asselta*

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Mark P. Asselta, Esq.  
Board Counsel

EXHIBIT A

Ablett Village Phase V (Block 814, Lot 2) To be Acquired from CRA



Source: NJ Parcel Explorer