

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Resolution No.: 06-13-18C

Resolution Title:

Resolution Authorizing the Sale of Property designated as Block 245, Lots 33 and 34 of the City of Camden Tax Map (256 and 258 Walnut Street) located in the Central Waterfront Neighborhood to Sharondah Duckett-Williams for Fair Market Value

Project Summary:

1. CRA owns land identified as Block 245, Lots 33 and 34 of the City of Camden Tax Map, also known as 256 and 258 Walnut Street, Camden, NJ (the "Property"). The Property is a vacant, unimproved rectangular lot that is 3,040 square feet in size.
2. Sharondah Duckett-Williams, owns property located at 260 Walnut Street (Block 245, Lot 35) where she plans to live. This property is located directly adjacent to the Property. Ms. Williams proposes to acquire and make improvements to the Property, including building an addition to her dwelling, installing decorative fencing, landscaping, and a parking area.
3. This resolution seeks the authority to sell the Property to Ms. Duckett-Williams so that the property may be developed.
4. The terms and conditions for the sale, include a purchase price of \$X, XXX.00, which represents the fair market value established by an appraisal. The Buyer will also be responsible for the Agency's reasonable costs for legal, appraisal and other fees. In addition, the deed will contain a restriction that states that in the event that the Property is not improved within two (2) years of the date of the conveyance, title shall revert to the CRA.

Purposes of Resolution:

To authorize the sale of Block 245, Lots 33 and 34.

Award Process:

N/A

Cost Not to Exceed:

N/A

Total Project Cost:

FMV (Fair Market Value), plus reasonable costs (for legal and appraisal services) and development fees

Resolution Authorizing the Sale of Property designated as Block 245, Lots 33 and 34 of the City of Camden Tax Map (256 and 258 Walnut Street) located in the Central Waterfront Neighborhood to Sharondah Duckett-Williams for Fair Market Value

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

WHEREAS, CRA owns a vacant, unimproved parcel designated as Block 245, Lots 33 and 34 on the Official Tax Map of the City of Camden, County of Camden, and State of New Jersey and also known as 256 and 258 Walnut Street, Camden, New Jersey 08103 (the “Property”); and

WHEREAS, Sharondah Duckett-Williams, (the “Adjacent Owner”), owns property located at 260 Walnut Street (Block 245, Lot 35), which is directly adjacent to the Property. The Adjacent Owner is constructing a home on 260 Walnut Street where she will live. The Adjacent Owner proposes to acquire the Property from CRA and make improvements to the Property, including among other things, an addition to her dwelling, installing decorative fencing, landscaping, and a parking area; and

WHEREAS, the Property will be sold to the Developer for \$X,XXX.00, which represents the fair market value as established by an appraisal prepared by J. McHale & Associates and dated May 31, 2018, plus the reasonable costs incurred by the CRA (for legal and appraisal services) and a development fee.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that the Interim Executive Director, a duly authorized representative of the Agency, is hereby authorized and directed to negotiate and enter into an Agreement for sale of Block 245, Lots 33 and 34 of the City of Camden Tax Map and described as 256 and 258 Walnut Street, Camden, New Jersey 08103 (the “Property”) and convey the Property to Sharondah Duckett-Williams for the fair market value established as \$X,XXX.00, plus reasonable costs incurred by the CRA (for legal and appraisal services) and a development fee.

BE IT FUTHER RESOLVED that the deed will contain a restriction that states that in the event that the Property is not improved within two (2) years of the date of the conveyance, title shall revert back to the CRA.

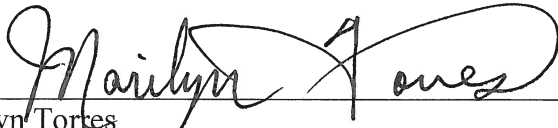
BE IT FUTHER RESOLVED that the Interim Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

06-13-18C

ON MOTION OF: Sheila Davis


SECONDED BY: William Spearman

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Vance C. Bowman			
Sheila Davis	✓		
Ian K. Leonard	✓		
Jose Javier Ramos	✓		
Maria Sharma	✓		
William W. Spearman	✓		
Marilyn Torres	✓		

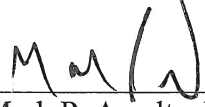


Marilyn Torres
Chairperson

ATTEST:


Olivette Simpson
Interim Executive Director

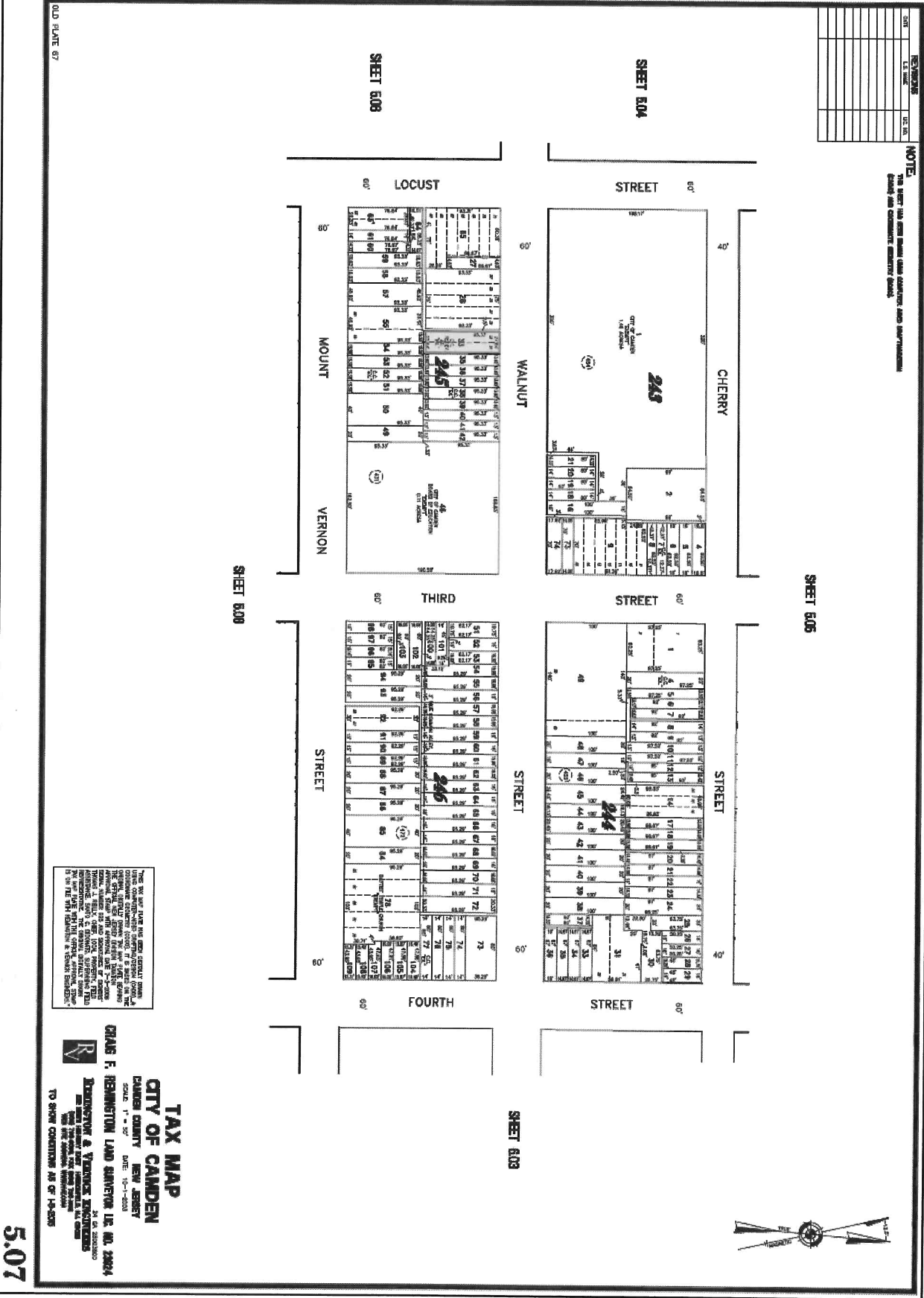
The above has been reviewed and approved as to form.


Mark P. Asselta, Esq.
Board Counsel

06-13-18C
 Tax Map for Block 245 Lots 33 and 34

REVISIONS	DATE	BY

NOTE: THIS MAP HAS BEEN MADE FROM THE MOST RECENT RECORDS AND IS NOT GUARANTEED TO BE COMPLETELY ACCURATE. ANY DISCREPANCIES SHOULD BE REFERENCED TO THE ORIGINAL RECORDS.



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TAX MAP
CITY OF CAMDEN
 CAMDEN COUNTY NEW JERSEY
 2024 11-1-2024
 CHAS. F. REYNOLDS & ASSOCIATES, INC. NO. 28824
 ENGINEERING & SURVEYING
 1000 W. 10TH STREET, SUITE 100
 CAMDEN, NJ 08102
 TO ORDER CONTACT US AT 856-965-1000

06-13-18C
Aerial View of Block 245 Lots 33 and 34

