

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development

Resolution No.: 12-12-18B

Resolution Title:

Resolution Authorizing the Acceptance of Certain Properties in the Central Waterfront Area from the City of Camden

Project Summary:

- The City of Camden designated the CRA as its agent to conduct a public sale of city-owned Property in Blocks 224,226,228, and 235 of the Central Waterfront Area.
- The City owns 75 lots in the area bounded by Line and Spruce, Second and Third Streets.
- The Public Sale will be subject to conditions, including the following:
 - Commercial or industrial use
 - Construction must start within 2 years
 - Minimum project cost \$10.0 million
 - Must employ at least 30 people
- CRA will receive 25% of the proceeds of sale

Purpose of Resolution:

Accept conveyance of Properties from the City of Camden.

Award Process:

The CRA will act as the City's agent in the advertised public sale with conditions.

Cost Not To Exceed:

N/A

Total Project Cost:

\$10,000,000.00 minimum

Source of Funds:

Developer financed

12-12-18B (cont'd)

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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, the City of Camden (“City”) owns certain properties in Blocks 224, 226, 228, and 235 on the City of Camden Tax Map (the “Properties”); which Properties are located in the Central Waterfront Area and which Properties are further described in Exhibit A attached hereto; and

WHEREAS, the City desires to have the Properties developed for commercial or industrial uses; and

WHEREAS, by City Council Resolution MC-18:6547 the City designated the CRA as the City’s agent to conduct the public sale of the Properties in accordance with the provisions set forth in N.J.S.A. 40A:12-13 and subject to conditions set forth in that Resolution; and

WHEREAS, the City introduced an Ordinance on November 13, 2018 that authorizes the conveyance of the Properties to the CRA.

NOW THEREFORE BE IT RESOLVED, by the governing body of the City of Camden Redevelopment Agency, that the Agency is hereby authorized and directed to accept conveyance of the Properties described herein from the City of Camden in connection with the public sale to a developer for the development of the Properties with certain minimum conditions including a minimum project cost of \$10,000,000 and employment of at least 30 people; and

BE IT FURTHER RESOLVED, that the conveyance from the City to the CRA shall be for no cost; however seventy-five percent (75%) of the proceeds of sale from the public sale of the properties will be transferred back to the City upon completion of the public sale; and

BE IT FURTHER 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; and

BE IT FURTHER RESOLVED, that all of the actions set forth in this resolution, including the proposed re-conveyance, shall be void, if the City of Camden determines that it will not convey the Property.

EXHIBIT A

	Block	Lot	Address
1	224	8	839 Locust Street
2	224	9	841 Locust Street
3	224	10	843 Locust Street
4	224	12	847 Locust Street
5	224	13	225 Spruce Street
6	224	14	223 Spruce Street
7	224	15	221 Spruce Street
8	224	16	219 Spruce Street
9	224	17	217 Spruce Street
10	224	21	854 So. 2nd Street
11	224	48	826 So. 2nd Street
12	226	20	230 Line Street
13	226	21	232 Line Street
14	226	22	234 Line Street
15	226	23	236 Line Street
16	226	24	238 Line Street
17	226	25	240 Line Street
18	226	26	242 Line Street
19	226	27	244 Line Street
20	226	37	709-711 So 3rd Street
21	226	38	263-265 Pine Street
22	226	45	253 Pine Street
23	226	46	251 Pine Street
24	226	47	249 Pine Street
25	226	48	247 Pine Street
26	226	49	245 Pine Street
27	226	50	241-243 Pine Street
28	226	52	239 Pine Street
29	226	53	237 Pine Street
30	226	102	233 Pine Street
31	226	103	235 Pine Street
32	228	59	226 Pine Street
33	228	60	228 Pine Street
34	228	61	232 Pine Street
35	228	62	234 Pine Street
36	228	63	236 Pine Street
37	228	64	238 Pine Street
38	228	65	242 Pine Street

	Block	Lot	Address
39	228	66	246 Pine Street
40	228	67	248 Pine Street
41	228	68	250 Pine Street
42	228	71	256-260 Pine Street
43	228	74	262-266 Pine Street
44	228	77	279 Ramona Gonzalez Street
45	228	78	277 Ramona Gonzalez Street
46	228	79	275 Ramona Gonzalez Street
47	228	80	273 Ramona Gonzalez Street
48	228	81	271 Ramona Gonzalez Street
49	228	82	269 Ramona Gonzalez Street
50	228	83	267 Ramona Gonzalez Street
51	228	84	265 Ramona Gonzalez Street
52	228	85	RR 265-275 Ramona Gonzalez Street
53	228	86	259 Ramona Gonzalez Street
54	228	98	818 Locust Street
55	228	99	816 Locust Street
56	228	100	814 Locust Street
57	228	101	812 Locust Street
58	228	108	817 So. 3rd Street
59	228	113	810 Locust Street
60	228	114	806-808 Locust Street
61	228	117	222 Pine Street
62	228	120	220 Pine Street
63	235	1	SE Ramona Gonzalez & Locust St
64	235	15	268 Ramona Gonzalez Street
65	235	16	270 Ramona Gonzalez Street
66	235	17	272-274 Ramona Gonzalez Street
67	235	19	829 So 3rd Street
68	235	20	833-837 So 3rd Street
69	235	27	263 Spruce Street
70	235	37	235-237 Spruce Street
71	235	45	848 Locust Street
72	235	49	836 Locust Street
73	235	52	830 Locust Street
74	235	112	276 Ramona Gonzalez Street
75	235	118	255 Spruce Street

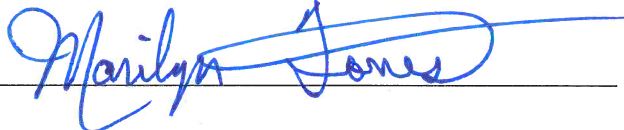

12-12-18B (cont'd)

ON MOTION OF: Maria Sharma

SECONDED BY: Jose Javier Ramos

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

Marilyn Torres
Chairperson

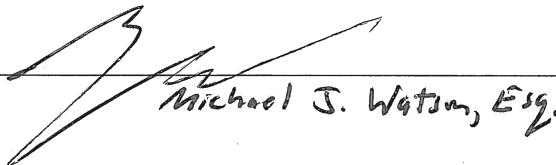



ATTEST:

Olivette Simpson
Interim Executive Director

The above has been reviewed and approved as to form.

~~Mark P. Asselta, Esq.~~
Board Counsel


Michael J. Watson, Esq.