

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Executive Office

Resolution No.: 05-08-19A

Resolution Title:

**Resolution Authorizing the Public Sale of Certain CRA Owned Properties and
Establishing the Minimum Bids, Conditions and Restrictions for the Public Sale**

Project Summary:

1. CRA seeks to sell certain CRA properties at public sale to the highest bidder subject to certain minimum bid requirements, conditions and restrictions.
2. See Exhibit A for list of properties

Purpose of Resolution:

To expose for public sale certain CRA owned properties

Award Process:

Minimum bid with conditions

Cost Not to Exceed:

N/A

Total Cost:

TBD

Source of Funds:

Offeror's Funds

05-08-19A

Resolution Authorizing the Public Sale of Certain CRA Owned Properties and Establishing the Minimum Bids, Conditions and Restrictions for the Public Sale

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

WHEREAS, the CRA desires to sell certain properties owned by the CRA that are not needed for public use, at a public sale to the highest bidders after public advertisement pursuant to N.J.S.A. 40A:12-13 et seq.; and

WHEREAS, the properties that are to be sold at the public auction are located in the City and County of Camden and State of New Jersey and are set forth in Exhibit A.

WHEREAS, the sale of properties shall be subject to the minimum bid requirements, conditions and restrictions as set forth in this resolution.

NOW THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency, that the properties set forth in Exhibit A are not needed for public use and shall be sold at a public auction sale held in accordance with N.J.S.A. 40A:12-13 et seq to the highest bidder; and

BE IT FURTHER RESOLVED that the public sale of properties authorized by this resolution shall be subject to the following terms and conditions:

1. The auction sale shall take place on a date fixed by the Interim Executive Director after public advertisement as required by N.J.S.A. 40A:12-13 et seq.
2. The auction sale shall take place at the Camden City Council Chambers, 2nd Floor, City Hall, Camden, New Jersey
3. Each property shall be sold separately.
4. The minimum bid requirements for each property are set forth in Exhibit A. No property shall be sold for less than the minimum bid set forth in Exhibit A.
5. No property sold shall be used as a used car lot, junk yard or for any other purpose which is dangerous or emits offensive odors or noises.
6. All properties sold shall be sold subject to any and all ordinances of the City of Camden passed and prior to the date of the delivery of the deed therefore.

05-08-19A (cont'd)

7. Properties one (1) through eighteen (18) as set forth in Exhibit A shall be required to be rehabilitated for residential use only and a certificate of occupancy shall be obtained from the City of Camden for such improvements within one (1) year of the date of the conveyance of the property to the buyer.

8. Properties nineteen (19) through twenty-eight (28) as set forth in Exhibit A shall be used as a side or rear yard in conjunction with an existing residence or business.

9. All properties are to conform to all City of Camden planning and zoning requirements.

10. All sales shall be subject to such right of reverter to the CRA as determined by the Interim Executive Director if the conditions of sale or not satisfied by the buyer.

11. Such other terms and conditions not inconsistent with the above terms and conditions as determined by the Interim Executive Director of the Agency.

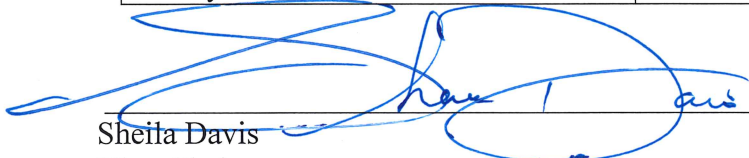
BE IT FURTHER RESOLVED that the Interim Executive Director, or her designee, is authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

05-08-19A (cont'd)

ON MOTION OF: Ian K. Leonard

SECONDED BY: Jose Javier Ramos

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




Sheila Davis
Vice-Chairperson

ATTEST: 

Olivette Simpson
Interim Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.
Board Counsel

**EXHIBIT A
PROPERTY LIST**

1.	Block 1328	Lot 41 1165	Whitman Ave	MINIMUM BID - \$14,400
2.	Block 1328	Lot 45 1155	Whitman Ave	MINIMUM BID-\$17,300
3.	Block 1333	Lot 52 1265	Whitman Ave	MINIMUM BID-\$15,600
4.	Block 1333	Lot 60 1245	Whitman Ave	MINIMUM BID-\$14,900
5.	Block 1333	Lot 64 1237	Whitman Ave	MINIMUM BID-\$16,300
6.	Block 1333	Lot 73 1217	Whitman Ave	MINIMUM BID-\$55,000
7.	Block 1343	Lot 102 1234	Whitman Ave	MINIMUM BID-\$36,600
8.	Block 1343	Lot 150	1482 Louis St	MINIMUM BID-\$11,100
9.	Block 1344	Lot 48	1204 Everett St	MINIMUM BID-\$37,400
10.	Block 1345	Lot 173	1529 Norris St	MINIMUM BID-\$15,100
11.	Block 1345	Lot 174	1531 Norris St	MINIMUM BID-\$37,400
12.	Block 1350	Lot 60 1328	Thurman St	MINIMUM BID-\$17,800
13.	Block 1350	Lot 63 1336	Thurman St	MINIMUM BID-\$22,800
14.	Block 1350	Lot 122	1548 Norris St	MINIMUM BID-\$26,600
15.	Block 1355	Lot 66	1244 Chase St	MINIMUM BID-\$16,500
16.	Block 1355	Lot 173	1281 Jackson St	MINIMUM BID-\$24,500
17.	Block 1357	Lot 28	1566 Norris St	MINIMUM BID-\$11,500
18.	Block 1367	Lot 69	1301 Decatur St	MINIMUM BID-\$24,400
19.	Block 295	Lot 32	602 Pine Street	MINIMUM BID-\$12,800
20.	Block 104	Lot 22	339 N 9th St	MINIMUM BID-\$8,500
21.	Block 106	Lot 22	939 Penn St	MINIMUM BID- 8,900
22.	Block 106	Lot 24	943 Penn St	MINIMUM BID- \$9,800
23.	Block 107	Lot 2	342 N. 10th Street	MINIMUM BID- \$7,800
24.	Block 855	Lot 20	931 N. 22nd Street	MINIMUM BID-\$22,000
25.	Block 895	Lot 23	1224 Bergen Ave	MINIMUM BID-\$33,500
26.	Block 895	Lot 24	1226 Bergen Ave	MINIMUM BID-\$28,500
27.	Block 914	Lot 5	2116 Polk Ave	MINIMUM BID-\$36,000
28.	Block 914	Lot 68	2118 Polk Ave	MINIMUM BID- \$36,000