

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

**Executive Office**

**Resolution No.: 07-10-19B**

**Resolution Title:**

**Resolution Amending Resolution 05-08-19A to Provide Amended Terms of Sale for the Public Sale of Certain CRA Owned Properties**

**Project Summary:**

1. Resolution 05-08-19A authorized the public sale of certain CRA properties to the highest bidder subject to certain minimum bid requirements, conditions and restrictions.
2. The advertised public sale of the properties held pursuant to Resolution 05-08-19A did not result in the sale of any properties.
3. This resolution is to modify the established minimum bids, conditions, and restrictions for certain CRA properties exposed for public sale.
4. See Exhibit A for list of properties

**Purpose of Resolution:**

To amend Resolution 05-08-19A to provide for amended terms of sale for the r public sale of 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

**07-10-19B**

**Resolution Amending Resolution 05-08-19A to Provide Amended Terms of Sale for the Public Sale of Certain CRA Owned Properties**

**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 CRA by Resolution 05-08-19A authorized the exposure to sale of certain CRA owned properties 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 sale of these properties was subject to minimum bid requirements, conditions and restrictions as established in Resolution 05-08-19A; and

**WHEREAS**, the advertised public sale of the properties held pursuant to Resolution 05-08-19A did not result in the sale of any properties; and

**WHEREAS**, this resolution is to amend Resolution 05-08-19A by modifying the minimum bid requirements, conditions, and restrictions for the sale of the properties and to authorize a new public sale of the properties.

**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 certain CRA properties authorized by Resolution 05-08-2019 is hereby amended and shall be subject to and modified by following terms and conditions:

**07-10-19B (cont'd)**

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, 2<sup>nd</sup> 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.
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 two (2) years of the date of the deed of conveyance of the property to the buyer.
8. Properties nineteen (19) through twenty-eight (28) as set forth in Exhibit A shall be acquired as vacant land and any required improvements shall be made within one (1) year of the date of the deed of conveyance of the property to the buyer.
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, if any as determined by the Interim Executive Director if the conditions of sale are not satisfied by the buyer.
11. The Interim Executive Director shall be authorized to withdraw one or more properties from the list of properties for sale at any time prior to the commencement of the auction sale.
12. 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.

07-10-19B (cont'd)

ON MOTION OF: *Vance Bowman*

SECONDED BY: *Sheila Davis*

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

*Marilyn Torres*  
Marilyn Torres  
Chairperson

ATTEST:

*[Signature]*  
Olivette Simpson  
Interim Executive Director

The above has been reviewed and approved as to form.

*[Signature]*  
Mark P. Asselta, Esq.  
Board Counsel

**07-10-19B (cont'd)**

**EXHIBIT A  
PROPERTY LIST**

1. Block 1328	Lot 41	1165 Whitman Ave	MINIMUM BID - \$10,000
2. Block 1328	Lot 45	1155 Whitman Ave	MINIMUM BID-\$7,000
3. Block 1333	Lot 52	1265 Whitman Ave	MINIMUM BID-\$7,000
4. Block 1333	Lot 60	1245 Whitman Ave	MINIMUM BID-\$10,000
5. Block 1333	Lot 64	1237 Whitman Ave	MINIMUM BID-\$7,000
6. Block 1333	Lot 73	1217 Whitman Ave	MINIMUM BID-\$7,000
7. Block 1343	Lot 102	1234 Whitman Ave	MINIMUM BID-\$7,000
8. Block 1343	Lot 150	1482 Louis St	MINIMUM BID-\$10,000
9. Block 1344	Lot 48	1204 Everett St	MINIMUM BID-\$15,000
10. Block 1345	Lot 173	1529 Norris St	MINIMUM BID-\$10,000
11. Block 1345	Lot 174	1531 Norris St	MINIMUM BID-\$15,000
12. Block 1350	Lot 60	1328 Thurman St	MINIMUM BID-\$5,000
13. Block 1350	Lot 63	1336 Thurman St	MINIMUM BID-\$5,000
14. Block 1350	Lot 122	1548 Norris St	MINIMUM BID-\$7,000
15. Block 1355	Lot 66	1244 Chase St	MINIMUM BID-\$7,000
16. Block 1355	Lot 173	1281 Jackson St	MINIMUM BID-\$15,000
17. Block 1357	Lot 28	1566 Norris St	MINIMUM BID-\$7,000
18. Block 1367	Lot 69	1301 Decatur St	MINIMUM BID-\$20,000
19. Block 295	Lot 32	602 Pine Street	MINIMUM BID-\$2,500
20. Block 104	Lot 22	339 N 9th St	MINIMUM BID-\$2,500
21. Block 106	Lot 22	939 Penn St	MINIMUM BID-\$2,500
22. Block 106	Lot 24	943 Penn St	MINIMUM BID-\$2,500
23. Block 107	Lot 2	342 N. 10th St	MINIMUM BID-\$1,500
24. Block 855	Lot 20	931 N. 22nd St	MINIMUM BID-\$1,500
25. Block 895	Lot 23	1224 Bergen Ave	MINIMUM BID-\$5,000
26. Block 895	Lot 24	1226 Bergen Ave	MINIMUM BID-\$5,000
27. Block 914	Lot 5	2716 Polk Ave	MINIMUM BID-\$10,000
28. Block 914	Lot 68	2718 Polk Ave	MINIMUM BID-\$10,000