

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing Development

Resolution No.: 09-11-19G

Resolution Title:

Resolution Designating Michael Sklencar d/b/a Jimmy B's on 38, Inc. as Redeveloper of 1344-1346 Kaighn Avenue (Block 1294, Lots 38 and 39 of the City of Camden Tax Map) Located in the Parkside Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper

Project Summary:

1. The CRA owns the land identified as Block 1294, Lots 38 and 39, also known as 1344-1346 Kaighn Avenue, located within the Parkside Redevelopment Area (the "Project Site").
2. The properties are oddly-shaped, vacant unimproved lots.
3. This Resolution seeks authorization to designate Michael Sklencar d/b/a Jimmy B's on 38, Inc. ("Jimmy B's"), or its permitted assignee, as redeveloper of the Project Site and convey the Property Site to Jimmy B's via a redevelopment agreement for the fair market value of the property, plus reasonable costs, expenses, and a redevelopment fee.
4. Appraiser hired by the buyer, Walter A. Kirk, in a report dated June 16, 2019 determined the fair market value of the Project Site to be \$5,000.00.
5. Jimmy B's, is located directly adjacent to the Project Site, and the proposes to c improve the Project Site by installing an asphalt parking area for employees and clients and a driveway through the site to improve traffic circulation.

Purposes of Resolution:

To designate a redeveloper and authorize a redevelopment agreement for Block 1294, Lots 38 and 39

Award Process:

N/A

Cost Not to Exceed:

N/A

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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 Council of the City of Camden ("City Council") adopted, in accordance with the Local Redevelopment and Housing Law, the Parkside Redevelopment Plan as to certain land within the City more particularly described therein (the "Redevelopment Area"); and

WHEREAS, City Council designated the CRA as the redevelopment entity pursuant to the Redevelopment Law to implement redevelopment plans and carry out redevelopment projects within the Redevelopment Area; and

WHEREAS, the Plan authorizes the CRA to designate and enter into agreements with redevelopers to undertake a redevelopment project forming a part of or in furtherance of the Plan; and

WHEREAS, CRA is the owner of property designated as Block 1294, Lots 38 and 39 of the Tax Map of the City of Camden, which are vacant and unimproved lots (the "Project Site"); and

WHEREAS, Michael Sklencar d/b/a Jimmy B's on 38, Inc. (the "Redeveloper") proposes to make improvements to the Project Site by installing an asphalt parking area for employees and clients and a driveway through the site to improve traffic circulation; and

WHEREAS, additional information about the proposed redevelopment project is set forth on Exhibit A; and

WHEREAS, off street parking uses are permitted uses under the Parkside Redevelopment Plan; and

WHEREAS, CRA deems the proposed use of the Project Site to be an appropriate use of the property that is consistent with the Plan and that is in the best interest of the CRA and the City to facilitate the proposed redevelopment of the Project Site.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that Michael Sklencar d/b/a Jimmy B's on 38, Inc., is hereby designated as the redeveloper of the Project Site which designation shall expire October 31, 2019 if an acceptable redevelopment agreement is not executed or if the designation is not extended in writing by CRA prior to such deadline; and

BE IT FURTHER RESOLVED that the Interim Executive Director, a duly authorized representative of the City of Camden Redevelopment Agency, is hereby authorized to enter into and perform the obligations under a redevelopment agreement with the Redeveloper that provides for the sale of the Project Site to the Redeveloper for the fair market value, determined by the buyer's appraiser of \$5,000.00 plus reasonable costs and expenses incurred by the CRA and a redevelopment fee.

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.

09-11-19G (cont'd)

ON MOTION OF: *Ian K. Leonard*

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:

Olivette Simpson
Olivette Simpson
Interim Executive Director

The above has been reviewed and approved as to form.

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

Exhibit A

PROJECT SUMMARY
Block 1294, Lot 38 & 39- 1344-1346 Kaighn Avenue
CRA to Michael Sklencar d/b/a JIMMY B'S

Name of Redeveloper/Purchaser:	Michael Sklencar d/b/a Jimmy B's on 38, Inc.
Redevelopment Area:	Parkside Redevelopment Area
CRA Property:	Block 1294, Lots 38 and 39 (1344-1346 Kaighn Ave.)
JIMMY B'S Property	
Adjacent to CRA Property:	Block 1294, Lots 36 and 37
Work Commencement Deadline:	30-days of title conveyance
Work Completion Deadline:	12 months from real estate closing
Purchase Price:	\$5,000.00, based on a FMV appraisal

Additional Fees: A redevelopment fee (\$500.00) and CRA's reasonable legal fees (\$750.00)

Closing Date: On or before December 31, 2019

1. Description of Redevelopment Project:

- a. CRA is the owner of Block 1294, Lots 38 and 39 as designated of the Tax Map of the City of Camden and described as 1344-1346 Kaighn Avenue, Camden, New Jersey.
- b. Property description: odd-shaped, vacant, and unimproved lots.
- c. JIMMY B's, which owns property directly adjacent to the Project Site, proposes to include the lot in a larger project that improves upon existing parking and circulation through the site.
- d. JIMMY B's contractor is responsible for securing all necessary City of Camden permits and approvals.
- e. JIMMY B's has demonstrated funding for the lot improvements.

2. Possible Board Conditions:

- a. CRA will monitor progress made during completion of improvements.
- b. A deed restriction to a 12-month term within which improvements are to be completed or the property will revert to CRA.

09-11-19G

Exhibit B
Aerial View of Site



Exhibit C Tax Map for Block 1294

