

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Executive Office

Resolution No.: 03-11-20F

Resolution Title:

**Resolution Authorizing the Sale of Certain Properties Pursuant to the Public Sale of Such Properties
at Auction Held on March 10, 2020**

Project Summary:

1. CRA Resolutions 10-09-19A and 02-12-20E authorized the exposure to public sale of certain CRA properties to the highest bidder subject to certain minimum bid requirements, conditions and restrictions.
2. After due notice and advertising and competitive bidding as required by N.J.S.A. 40A:12 – 13, and after due compliance with all other requirements of law, the individuals listed on Exhibit A did submit bids for the properties indicated, which were the highest bids received and met or exceeded the minimum bids established by Resolutions 10-09-19A and 02-12-20E.
3. This resolution authorizes the sale of the property to the highest bidders listed on Exhibit A.

Purpose of Resolution:

To authorize the sale of CRA-owned property from a public sale

Award Process:

Publicly advertised auction sale with conditions. Successful bidders are the highest bidders. By participation in the auction, the bidders have accepted the conditions and restrictions.

Cost Not to Exceed:

N/A

Total Project Cost:

N/A

Source of Funds:

Highest Bidders/Purchasers Funds

03-11-20F

Resolution Authorizing the Sale Properties Pursuant to the Public Sale of Such Properties at Auction Held on March 10, 2020

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 CRA by Resolutions 10-09-19A and 02-12-20E, authorized the exposure to public sale of certain CRA properties to the highest bidder subject to certain minimum bid requirements, conditions and restrictions; and

WHEREAS, on March 10, 2020 after due notice and advertising and competitive bidding as required by N.J.S.A. 40A:12 – 13, and after due compliance with all other requirements of law, the individuals listed on Exhibit A did submit bids for the properties indicated, which were the highest bids received and met or exceeded the minimum bids established by Resolutions 10-09-19A and 02-12-20E; and

WHEREAS, each bid is subject to acceptance or rejection by the CRA Board; and

WHEREAS, it is the desire of the CRA to authorize the sale of the properties listed on Exhibit A to the highest bidders; and

WHEREAS, all conditions listed in Resolutions 10-09-19A and 02-12-20E exposing such properties to public sale are incorporated by reference and made a part of this Resolution and such sales are made subject to such conditions.

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 upon payment of the full purchase price to the CRA to complete the sale of each of the properties set forth in Exhibit A including the execution and delivery of Bargain and Sale Deeds and all required closing documents; and

BE IT FURTHER RESOLVED that the properties conveyed pursuant to this Resolution shall be subject to any and all conditions set forth in Resolutions 10-09-19A and 02-12-20E notice of the sale set forth in the Legal Advertisements published in the Courier Post on February 25, 2020 and March 3, 2020, conditions announced at the sale and this Resolution which conditions shall survive settlement; and

BE IT FURTHER RESOLVED that upon default of such conditions or covenants, the CRA shall have the right of re-entry to the land and premises; 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.

03-11-20F (cont'd)

ON MOTION OF: **Maria Sharma**


SECONDED BY: **Gilbert Harden Sr.**

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



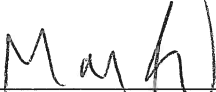
Marilyn Torres
Chairperson

ATTEST:



Olivette Simpson
Interim Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.
Board Counsel

**EXHIBIT A
PROPERTY LIST**

Buyer	Address	Block	Lot	Purchase Price
Carl W. Ball	1204 Everett St	1344	48	27,500.00
Anny Hernandez	1328 Thurman St	1350	60	5,000.00
Albert Gonzalez	1336 Thurman St	1350	63	6,500.00
Cedric Jones d/b/a Innotivity Inc.	1301 Decatur St	1367	69	21,000.00
Urban Development Partners LLC c/o Trevor Vaughan	933 N. 3rd St	17	26	26,500.00
Urban Development Partners LLC c/o Trevor Vaughan	929 N. 3rd St	17	28	16,000.00
Urban Development Partners LLC c/o Trevor Vaughan	925 N. 3rd St	17	30	20,500.00
Noel Lezama & Ruth Birbe	602 Pine Street	295	32	2,500.00
Ley QBZ LLC c/o Falio J. Leyba-Martinez	931 N. 22nd St	855	20	1,500.00
Heather Ramos	1224 Bergen Ave	895	23	6,500.00
Joe DeSanotis	1226 Bergen Ave	895	24	3,000.00
Joe DeSanotis	2850 Tyler Ave.	917	59	4,000.00
Cheran Rollins & Malcolm A Still Jr.	2852 Tyler Ave	917	60	4,500.00
Cheran Rollins & Malcolm A Still Jr.	2854 Tyler Ave	917	61	4,000.00
Cheran Rollins & Malcolm A Still Jr.	2856 Tyler Ave	917	62	4,000.00
Cheran Rollins & Malcolm A Still Jr.	2907 Cleveland Ave	968	2	10,000.00
B Side Development c/o Paul Loftland	838 Linden	104	20	5,500.00
B Side Development c/o Paul Loftland	323 N. 9th	104	30	3,500.00
B Side Development c/o Paul Loftland	841 Kimber	104	32	4,500.00
B Side Development c/o Paul Loftland	837 Kimber	104	34	8,000.00
Felix Moulrier	442 N. 39th	1006	13	2,500.00
H. J. Cain c/o Camden Iron & Metal Inc.	217-237 Atlantic Ave	273	19	223,500.00