

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Executive Office

Resolution No.: 02-10-21B

Resolution Title:

Resolution Designating Denise Bronson as Redeveloper of 633 Pine Street (Block 292, Lot 126) of the City of Camden Tax Map Located in the Cooper Plaza Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper

Project Summary:

1. CRA owns the vacant lot identified as Block 292, Lot 126, also known as 633 Pine Street located within the Cooper Plaza Redevelopment area (the "Property").
2. This Resolution seeks to designate Denise Bronson, as redeveloper of the Property and convey the parcel to the redeveloper via a redevelopment agreement for the fair market value of the Property, plus reasonable costs, expenses, and a redevelopment fee.
3. The redeveloper secured an appraisal report prepared, by Charles J. Polierio, dated August 25, 2020 which determined the fair market value of the Project Site to be \$4,500.00.
4. The redeveloper proposes to improve the Property for use as fenced side yard adjacent to the redeveloper's dwelling.

Purposes of Resolution:

To designate a redeveloper and authorize a redevelopment agreement

Award Process:

N/A

Cost Not to Exceed:

N/A

Resolution Designating Denise Bronson as Redeveloper of 633 Pine Street (Block 292, Lot 126) of the City of Camden Tax Map Located in the Cooper Plaza Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper

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 Cooper Plaza 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 Redevelopment 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 292, Lot 126 of the Tax Map of the City of Camden and described as 633 Pine Street, which is a vacant lot (the “Property”); and

WHEREAS, Denise Bronson is the owner of 635 Pine Street which is adjacent to the Property and proposes to purchase the Property for use as a residential side yard; and

WHEREAS, a residential side yard is a permitted use under the Cooper Plaza Redevelopment Plan; and

WHEREAS, CRA deems the proposed use of the Property to be an appropriate use 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 Property.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that Denise Bronson is hereby designated as the redeveloper of the Property which designation shall expire March 31, 2021 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 Property to the Redeveloper for the negotiated value of \$3,000.00 including reasonable costs and expenses incurred by the CRA and a redevelopment fee.

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.

02-10-21B (cont'd)

ON MOTION OF: **Maria Sharma**

SECONDED BY: **Gilbert Harden, Sr.**

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Derek Davis	X		
Gilbert Harden, Sr.	X		
Ian K. Leonard	X		
Jose Javier Ramos	X		
Maria Sharma	X		
Marilyn Torres			

Jan K. Leonard

Ian K. Leonard
Vice-Chairperson

ATTEST:



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
633 Pine (Block 292, Lot 126), Camden, NJ 08103

Name of Redeveloper/Purchaser:	Denise Bronson
Redevelopment Area:	Cooper Plaza Redevelopment Area
CRA Property:	Block 292, Lot 126 (633 Pine)
Work Commencement Deadline:	30-days after title closing
Work Completion Deadline:	12 months
Purchase Price:	\$3,000 negotiated price

Development Budget

SOURCES

Cash: \$3,000

USES

Extension of Fence

Total Development Cost: \$3,000

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

Closing Date: On or before March 31, 2021

1. Description of Redevelopment Project:

- a. CRA is the owner of Block 292, Lot 126 as designated of the Tax Map of the City of Camden and described as 633 Pine, Camden, New Jersey 08103.
- b. Property is a vacant lot.
- c. Redeveloper will modify the location of the existing fence to a width that will permit her to park her car in the existing driveway and enter and exit the car on both sides without hitting the fence. Minor landscaping improvements will also be made to the property.
- d. Redeveloper will engage a contractor to be responsible for securing all necessary City of Camden permits and approvals.
- e. Redeveloper has evidenced the financial capacity to implement the improvements proposed.

2. Possible Board Conditions:

- a. CRA will monitor progress during the period set for completion of the improvements.
- b. A restriction within the deed will be imposed requiring fence and landscaping improvements to be completed within 12-months from the date of title closing or the Property will revert to CRA.

Exhibit B
Aerial View of Site

