

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

**Housing**

**Resolution No.: 12-14-16F**

**Resolution Title:**

**Resolution Authorizing the Acceptance of a Deed for Property Known as 304 – 306 Cooper Street, Camden, New Jersey (Block 75, Lot 3 of the City of Camden Tax Map) from the City of Camden**

**Project Summary:**

- Block 75, Lot 3 is located at 304 – 306 Cooper Street, Camden, New Jersey, which is between Third and Fourth Streets and is known as the Pierre Building (the “Property”).
- The Property is located within the Downtown Redevelopment Area.
- In November of 2006, Pine Hill Homes, LLC, the prior owner of the Property inadvertently conveyed the Property to the City of Camden, instead of the CRA.
- A corrective deeds was recorded by Pine Hill Homes, LLC dated July 23, 2008 but this deed was flawed because it failed to include the City of Camden on the deed (even though title was transferred to the City erroneously).
- The Title Company’s opinion is that title vested in the City of Camden and a deed from the City of Camden is the only way to correct this error.
- An ordinance is now before the City Council that acknowledges the City received title to the Property through an error and to authorize the execution of a deed conveying the property to CRA.

**Purpose of Resolution:**

Authorize acceptance of a property conveyance from the City of Camden.

**Award Process:**

N/A

**Cost Not To Exceed:**

N/A

**Total Project Cost:**

N/A

12-14-16F

**Resolution Authorizing the Acceptance of a Deed for Property Known as 304 – 306 Cooper Street, Camden, New Jersey (Block 75, Lot 3 of the City of Camden Tax Map) from the City of Camden**

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

**WHEREAS**, the City Council of the City of Camden (“City Council”) on September 22, 2005, adopted, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”), the Downtown Redevelopment Plan (the “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 CRA designated Block 75, Lot 3 of the City of Camden Tax Map, County of Camden, and State of New Jersey which also is described as 304 – 306 Cooper Street (the “Property”) as a redevelopment project area; and

**WHEREAS**, Pine Hill Homes, LLC, the prior owner of the Property by a deed dated November 10, 2006 and recorded on May 11, 2007 in Deed Book 8550 at page 184 in the Camden County Clerk’s Office incorrectly transferred title to the City of Camden, instead of the City of Camden Redevelopment Agency; and

**WHEREAS**, Pine Hill Homes, LLC did record a corrective deed to attempt to correct this error, namely, a deed dated July 23, 2008 and recorded on July 31, 2008 in Deed Book 8880 at page 1785, but this deed failed to correct the error by not including the City of Camden on the deed (even though title was inadvertently transferred to the City of Camden); and

**WHEREAS**, the Title Company’s opinion is that title vested in the City of Camden and a deed transferring the Property from the City to the CRA is the only way to correct this error and provide insurable, and good marketable title; and

**WHEREAS**, the City of Camden acknowledges that title was conveyed to the City in error and;

**WHEREAS**, the City of Camden now has introduced an ordinance to acknowledge that title to Property was transferred to the City in error and to authorize the execution of a deed conveying the Property to the CRA for no monetary consideration.

**NOW THEREFORE BE IT RESOLVED**, by the governing body of the City of Camden Redevelopment Agency that the Agency is authorized to accept conveyance of Block 75, Lot 3 of the City of Camden Tax Map, which also is described as 306 Cooper Street, Camden, New Jersey from the City of Camden for no monetary consideration; and

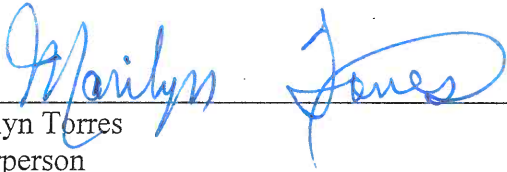
**BE IT FURTHER RESOLVED**, that the Executive Director or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

12-14-16F (cont'd)

ON MOTION OF: Sheila Davis

SECONDED BY: Maria Sharma

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



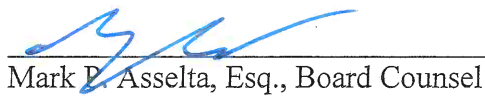
Marilyn Torres  
Chairperson

ATTEST:



Sandra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq., Board Counsel

for Mark P. Asselta, Esq.