

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

**Housing**

**Resolution No.: 02-08-17C**

**Resolution Title:**

Resolution Authorizing the Conveyance of Block 1369, Lot 64; Block 1373, Lot 4 and Block 1363, Lots 55 and 51 on the Camden City Tax Map (1773 and 1764 Norris Street and 1228 and 1238 Carl Miller Boulevard) in the Whitman Park Neighborhood to the City of Camden for Redevelopment

**Project Summary:**

1. CRA owns land designated on the Camden City Tax Map as Block 1369, Lot 64; Block 1373, Lot 4; Block 1363, Lots 55 and 51 and also known as 1773 and 1764 Norris Street and 1228 and 1238 Carl Miller Boulevard located in the Whitman Park Neighborhood (the "Properties").
2. The Properties are located within the Mt. Ephraim South Transformation Plan area, the boundaries of which are Mt. Ephraim Avenue to Van Hook to Dayton to Pershing Avenue. The Properties are improved with two-story single family brick row homes, which are vacant, blighted, and in need of rehabilitation.
3. The City of Camden proposes that these Properties be redeveloped by the New Life Community Development Corporation, a local non-profit (the "New Life CDC"). There is currently no redevelopment plan in place for the Whitman Park neighborhood. Due to this fact the City has requested that the CRA transfer the Properties to the City, so that the City, in turn, may convey title to New Life CDC.
4. New Life CDC proposes to redevelop the Properties by substantially rehabilitating the row homes, and thereafter, making the Properties available for purchase by low and moderate income households. The City will underwrite the costs of New Life CDC to rehab these vacant homes by utilizing HOME funds.
5. At the time the City conveys title to New Life CDC, the City will repay the CRA \$12,307.70, which represents the costs incurred by the CRA to acquire the Properties.

**Purpose of Resolution:**

Authorize the transfer of Properties from the CRA to the City of Camden

**Award Process:** N/A

**Cost Not To Exceed:** N/A

**Total Project Cost:** N/A

**Resolution Authorizing the Conveyance of Block 1369, Lot 64; Block 1373, Lot 4 and Block 1363, Lots 55 and 51 (1773 and 1764 Norris Street and 1228 and 1238 Carl Miller Boulevard) on the Camden City Tax Map in the Whitman Park Neighborhood to the City of Camden for Redevelopment**

**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**, 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 owns land designated on the Official City of Camden, County of Camden, State of New Jersey Tax Map as Block 1369, Lot 64; Block 1373, Lot 4 and Block 1363, Lots 55 and 51 and also known as 1773 and 1764 Norris Street and 1228 and 1238 Carl Miller Boulevard located in the Whitman Park Neighborhood (the "Properties"); and

**WHEREAS**, the Properties are improved with four (4) vacant, dilapidated two-story brick row homes that are in need of substantial rehabilitation; and

**WHEREAS**, the City of Camden desires that the Properties be redeveloped by the New Life Community Development Corporation, a local non-profit, to further the City's efforts to stabilize the Whitman Park Neighborhood; and

**WHEREAS**, New Life Community Development Corporation proposes to redevelop the Properties under its Whitman Park Stabilization Project by substantially rehabilitating four (4) row homes, and thereafter, making the Properties available for purchase by low and moderate income households; and

**WHEREAS**, the Whitman Park neighborhood is currently without a redevelopment plan duly adopted by the City of Camden, and because of this fact the City is requesting that the CRA convey these Properties to the City, so that the City may transfer title to the Properties to New Life Community Development Corporation; and

**WHEREAS**, the City and CRA agree that in consideration for CRA conveying title to the Properties to the City, the City, at the time title is conveyed to the New Life Community Development Corporation, will pay the CRA \$12,307.70, which represents the costs incurred by the CRA to acquire the Properties.

**NOW THEREFORE BE IT RESOLVED**, by the governing body of the City of Camden Redevelopment Agency that the Agency is authorized to convey title to the City of Camden of land designated on the Official City of Camden, County of Camden, State of New Jersey Tax Map as Block 1369, Lot 64; Block 1373, Lot 4 and Block 1363, Lots 55 and 51 and also known as 1773 and 1764 Norris Street and 1228 and 1238 Carl Miller Boulevard located in the Whitman Park Neighborhood (the "Properties"); and

**BE IT FUTHER RESOLVED**, that the term of such conveyance is that the City of Camden shall pay the CRA \$12,307.70, at the time the City conveys title to the New Life Community Development Corporation.

**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.

ON MOTION OF: *Ian K. Leonard*

SECONDED BY: *Maria Sharma*

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

*Marilyn Torres*  
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Marilyn Torres  
Chairperson

ATTEST:

*Sandra Ross Johnson*  
\_\_\_\_\_  
Saundra Ross Johnson  
Executive Director

The above has been reviewed and approved  
Mark P. Asselta, Esq., Board Counsel

*Mark P. Asselta*  
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