

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development/ Brownfields

Resolution No.: 03-09-22B

Resolution Title:

Resolution Authorizing the Acquisition of the Weyhill Realty Holdings, LLC Site Located in Block 331 and Block 324 of the City of Camden Tax Map for Purposes of Applying for State Hazardous Discharge Site Remediation Grant Funds

Project Summary:

- A property owned by Weyhill Realty Holdings, LLC (or a portion thereof TBD) is located at 619 Sycamore Street and designated as Block 331, Lots 41, 46, 48, 49, 50, 52, 54, 55-65, 67, 75, 80, 114 and Tax Block 324, Lots 7-9, 10, 26-33, 34, 40 and 41 on the City of Camden Tax Map (the Site).
- The property owner has been cited for illegally accepting and stocking contaminated soil on the Site.
- Based on preliminary data provided by the New Jersey Department of Environmental Protection (NJDEP), soils on the Site contain elevated levels of contamination that require an environmental assessment.
- The State of New Jersey provides grant funding to conduct assessment activities at contaminated properties via the Hazardous Discharge Site Remediation Fund (HDSRF).
- In order to apply for and receive HDSRF assessment funds for such purposes on property not owned by the CRA / CITY or on which the CRA / CITY holds a tax sale certificate, the applicant is required to adopt a resolution to acquire the property through voluntary conveyance for the purpose of redevelopment.
- The CRA is desirous of applying for and receiving such HDSRF grant funds for the Site but does not own or hold a tax sale certificate for the Site and, as such, is seeking authorization to acquire the property if possible through voluntary conveyance.
- The CRA shall only acquire the Site if it negotiates terms and conditions with the property owner that are acceptable to the CRA including price and responsibility for contamination on the Site.

Purpose of Resolution:

To authorize an acquisition of property for the purpose of meeting eligibility requirements to apply for state HDSRF grant funding.

Award Process:

N/A

Cost Not To Exceed:

No Cost

Total Project Cost:

N/A

Source of Funds:

N/A

Resolution Authorizing the Acquisition of the Weyhill Realty Holdings, LLC Site Located in Block 331 and Block 324 of the City of Camden Tax Map for Purposes of Applying for State Hazardous Discharge Site Remediation Grant Funds

WHEREAS, a property owned by Weyhill Realty Holdings, LLC (or a portion thereof TBD) is located at 619 Sycamore Street and designated as Block 331, Lots 41, 46, 48, 49, 50, 52, 54, 55-65, 67, 75, 80, 114 and Tax Block 324, Lots 7-9, 10, 26-33, 34, 40 and 41 on the City of Camden Tax Map (the "Site"); and

WHEREAS, the current property owner of the Site has been cited for illegally accepting and stocking contaminated soil on the Site; and

WHEREAS, based on preliminary data provided by the New Jersey Department of Environmental Protection (NJDEP), soils on the Site contain elevated levels of contamination that require an environmental assessment; and

WHEREAS, the CRA manages the Camden Brownfields Program for the City and is able to apply for grant funds for such purposes; and

WHEREAS, the State of New Jersey provides grant funding to conduct assessment activities of contaminated property via the Hazardous Discharge Site Remediation Fund (HDSRF); and

WHEREAS, in order to apply for and receive HDSRF assessment funds for such purposes on property not owned by the CRA/CITY or on which the CRA/CITY holds a tax sale certificate, the applicant is required to adopt a resolution to acquire the property through voluntary conveyance for the purpose of redevelopment; and

WHEREAS, the CRA is desirous of applying for and receiving such HDSRF grant funds for the Site but does not own or hold a tax sale certificate for the Site, and, as such, is seeking authorization to acquire the property, if possible, through voluntary negotiations; and

WHEREAS, the CRA shall only acquire the Site if it negotiates terms and conditions with the property owner that are acceptable to the CRA including price and responsibility for contamination on the Site.

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 to acquire the Site, if possible through voluntary negotiations on such terms and conditions that are acceptable to the Agency including price and responsibility for contamination on the Site, and

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

03-09-22B (cont'd)

ON MOTION OF: Marilyn Torres

SECONDED BY: Maria Sharma

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

Ian K. Leonard

Ian K. Leonard
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