

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

**RAMP**

**Resolution No.: 05-10-23E**

**Resolution Title:**

**Resolution Authorizing the Sale of Certain Property Designated as Block 480, Lot 38 of the City of Camden Tax Map Located in the Waterfront South Neighborhood to the Center for Environmental Transformation, an Environmental Justice & Urban Farming Non Profit**

**Project Summary:**

- CRA owns property located at 415-417 Emerald Street and designated as Block 480, Lot 38 on the City of Camden Tax Map (the "Project Site").
- This Resolution seeks to authorize sale of property to Center for Environmental Transformation, an Environmental Justice & Urban Farming Non Profit ("CFET") or its permitted assignee, as developer of the Project Site via an Agreement of Sale for the assessed value of the property, plus reasonable costs and expenses and a redevelopment fee.
- 415-417 Emerald Street is a vacant, unimproved lot that CFET would acquire to consolidate the Project Site with adjacent properties owned by CFET for operation as a community urban garden.
- The assessed value of the land is \$10,600.00.

**Purpose of Resolution:**

To authorize the sale property

**Award Process:**

N/A

**Cost Not to Exceed:**

N/A

**Total Project Cost:**

\$10,600.00, plus reasonable costs and expenses incurred and fees

**Resolution Authorizing the Sale of Certain Property Designated as Block 480, Lot 38 of the City of Camden Tax Map Located in the Waterfront South Neighborhood to the Center for Environmental Transformation, an Environmental Justice & Urban Farming Non Profit**

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

**WHEREAS**, CRA owns property designated as Block 480, Lot 38 of the City of Camden Tax Map, which is a vacant lot (the “Project Site”); and

**WHEREAS**, Center for Environmental Transformation, an Environmental Justice & Urban Farming Non Profit entity (“CFET”) proposes to acquire the Project Site and consolidate it with adjoining lots currently owned by CFET, on both sides of the Project Site and to use the assembled site as a community garden (see Exhibit A Tax Map); and

**WHEREAS**, CFET proposed to purchase the Project Site for its assessed value of \$10,600.00, plus reasonable costs and expenses and a development fee; and

**WHEREAS**, a project summary is attached as Exhibit A, and

**WHEREAS**, CRA deems the proposed use of the Project Site to be an appropriate use of the property that is consistent with the surrounding uses and to further the interests of the CRA and the City to facilitate the proposed use of the Project Site as an urban garden.

**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 to negotiate and enter into an Agreement of Sale with the Center for Environmental Transformation, a Non Profit, or its permitted assignee, for the sale of Block 428, Lot 38 of the City of Camden Tax Map for the assessed value of \$10,600.00, plus reasonable and costs and expenses; and

**BE IT FURTHER RESOLVED** that the Interim Executive Director is authorized to complete a sale of the Project Site and to convey title to the Project Site pursuant to the negotiated Agreement of Sale; and

**BE IT FURTHER RESOLVED**, the right to purchase the Project Site from the CRA shall expire November 13, 2023 if an acceptable Agreement of Sale is not executed by CRA prior to such deadline, 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.

05-10-23E (cont'd)

ON MOTION OF: **Maria Sharma**

SECONDED BY: **Tasha Gainey-Humphrey**

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Christopher Collins	X		
Derek Davis	X		
Gilbert Harden, Sr.	X		
Tasha Gainey-Humphrey	X		
Ian K. Leonard	X		
Jose Javier Ramos			
Maria Sharma	X		

*Ian K. Leonard*

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Ian K. Leonard  
Chairperson



ATTEST:

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Olivette Simpson  
Interim Executive Director

The above has been reviewed and approved as to form.

*Mark P. Asselta*

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Mark P. Asselta, Esq.  
Board Counsel

**EXHIBIT A  
Tax Map and Aerial of Block 480**

16' 16' EXEMPT 74' SOUTH CAMDEN THEATER CO	14' 14' EXEMPT 74' SOUTH CAMDEN THEATER CO	14' 14' EXEMPT 74' SOUTH CAMDEN THEATER CO	14'	14'	14'	14'	12.83'	12.83'	12.75'	12.92'	12.75'	15'	15'	15'	15'	20'	19.5'	20'	20'	39'	EX 107.50' NICK VERGILIO HANNU ASSN 87.50'	21	20'	
16'	14'	14'	14'	14'	14'	14'	92'	92'	EXEMPT HEARTS CORP 92'	EXEMPT HEARTS CORP 92'	92'	95'	95'	95'	95'	95'	95'	95'	95'	19'	87.50'	23	19'	
14'	14'	14'	14'	14'	14'	14'	12.83'	12.83'	12.75'	12.92'	12.75'	15'	15'	15'	15'	20'	19.5'	20'	20'	19'	107.50'	24	19'	
14'	14'	14'	14'	14'	14'	14'	12.83'	12.83'	12.75'	12.92'	12.75'	15'	15'	15'	15'	20'	19.5'	20'	20'	19'	107.50'	25	19'	
14'	14'	14'	14'	14'	14'	14'	12.83'	12.83'	12.75'	12.92'	12.75'	15'	15'	15'	15'	20'	19.5'	20'	20'	19'	107.50'	26	19'	
14'	14'	14'	14'	14'	14'	14'	3.75'	13.5'	40' 13'	20'	20'	20'	20'	20'	20'	12.37'	12.21'	15.42'	20'	19'	EXEMPT HEART OF CAMDEN 104'	27	19'	
14'	14'	14'	14'	14'	14'	14'	95'	EXEMPT URBAN FARMING 95'	EXEMPT URBAN FARMING 95'	EXEMPT URBAN FARMING 95'	EXEMPT URBAN FARMING 95'	EXEMPT URBAN FARMING 95'	EXEMPT URBAN FARMING 95'	EXEMPT URBAN FARMING 95'	EXEMPT URBAN FARMING 95'	EXEMPT URBAN FARMING 95'	EXEMPT URBAN FARMING 95'	EXEMPT URBAN FARMING 95'	EXEMPT URBAN FARMING 95'	EXEMPT URBAN FARMING 95'	37'	EXEMPT CAMDEN FIREWORKS 104'	28	37'
37.5'	37.5'	37.5'	37.5'	37.5'	37.5'	37.5'	95'	EXEMPT CRA 95'	95'	95'	95'	95'	95'	95'	95'	95'	95'	95'	95'	95'	19'	107.50'	29	19'
19'	52'	19'	48'	19'	19'	19'	41	40	38	37	36	35	34	84	85	86	31	EXEMPT CAMDEN FIREWORKS 95'	19'	107.50'	29	19'		
19'	52'	19'	48'	19'	19'	19'	3.75'	13.5'	40'	20'	20'	20'	20'	20'	20'	12.37'	12.21'	15.42'	20'	19'	107.50'	30	19'	

\*\*\*Red=CRA owned land Blue=CFET owned land



