

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

**Resolution No.:** 03-20-24H

**Resolution Title:**

**Resolution Terminating an Agreement of Sale with Urban Development Partners, LLC for the Sale of 1251 Chase Street (Block 1354 Lot 38 of the City of Camden Tax Map) and Authorizing a Quit Claim Deed for the Property to Nathaniel Tarrant and Gregory McClain to Settle Pending Litigation**

**Project Summary:**

- CRA has signed an Agreement of Sale with Urban Development Partners, LLC (“UDP”) to convey six properties to UDP included property known as 1251 Chase Street (Block 1354 Lot 38 of the City of Camden Tax Map) (the “Subject Property”).
- CRA cannot complete the conveyance of the Subject Property to UDP due to a claim of title against the property made by Nathaniel Tarrant and Gregory McClain who are longtime residents of the Subject Property.
- Mr. Tarrant and Mr. McClain are pursuing their title claim against the Subject Property by way of litigation currently pending in the Superior Court of New Jersey, Chancery Division, Camden County, Docket C-37-23 (the “Pending Litigation”).
- The Agreement of Sale with UDP for the Subject Property permits the CRA to terminate the Agreement of Sale if the CRA is not able to provide good title to the property.
- Mr. Tarrant and Mr. McClain have offered to pay the CRA the lump sum amount of Twelve Thousand Five Hundred Dollars (\$12,500.00) in exchange for CRA’s issuance of a quitclaim deed to the Subject Property, which would resolve in full the Pending Litigation.

**Purposes of Resolution:**

To terminate an Agreement of Sale as to a single property due to title issue.  
Authorize a quit claim deed.  
Settle Pending Litigation.

**Award Process:**

N/A

**Cost Not to Exceed:**

N/A

**Total Project Cost:**

N/A

**Source of Funds:**

N/A

03-20-24H

**Resolution Terminating an Agreement of Sale with Urban Development Partners, LLC for the Sale of 1251 Chase Street (Block 1354 Lot 38 of the City of Camden Tax Map) and Authorizing a Quit Claim Deed for the Property to Nathaniel Tarrant and Gregory McClain to Settle Pending Litigation**

**WHEREAS**, by Resolution 03-09-22G, the City of Camden Redevelopment Agency (“CRA”) authorized the sale of six residential properties to Urban Development Partners, LLC (“UDP”) for the purpose of redevelopment of the properties for residential use; and

**WHEREAS**, one of the six properties included in the above resolution is 1251 Chase Street (Block 1354 Lot 38 of the City of Camden Tax Map) (the “Subject Property”); and

**WHEREAS**, none of the six properties, including the Subject Property have yet been conveyed to UDP; and

**WHEREAS**, Nathaniel Tarrant and Gregory McClain have made a claim against the CRA’s title to the Subject Property asserting that “an agreement for deed” that was made with a prior owner of the Subject Property provides them with the right to acquire the Subject Property; and

**WHEREAS**, Mr. Tarrant and Mr. McClain currently reside in the Subject Property and have done so for many years; and

**WHEREAS**, Mr. Tarrant and Mr. McClain are pursuing their title claim against the Subject Property by way of litigation captioned Tarrant v. Kaja Holdings 2, LLC, et al, Superior Court of New Jersey, Chancery Division, Camden County, Docket C-37-23 (the “Pending Litigation”); and

**WHEREAS**, due to the Pending Litigation the CRA cannot complete a closing of the Subject Property with UDP; and

**WHEREAS**, the Agreement of Sale with UDP for the Subject Property permits the CRA to terminate the Agreement of Sale if the CRA is not able to provide good title to the property; and

**WHEREAS**, Mr. Tarrant and Mr. McClain have offered to pay the CRA the lump sum amount of Twelve Thousand Five Hundred Dollars (\$12,500.00) in exchange for CRA’s issuance of a quit claim deed to the Subject Property which would resolve in full the Pending Litigation, and

**WHEREAS**, the proposed payment of \$12,500.00 is the approximate amount that CRA would have received if it had completed the sale of the Subject Property to UDP.

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency that the Interim Director of the Agency is authorized to terminate the Agreement of Sale with Urban Development Partners, LLC as it pertains only to 1251 Chase Street (Block 1354 Lot 38 of the City of Camden Tax Map); and

**BE IT FURTHER RESOLVED** that the Interim Executive Director is authorized to issue a Quit Claim Deed to the Subject Property to Nathaniel Tarrant and Gregory McClain for the consideration of \$12,500.00 as full settlement of all claims in the Pending Litigation, and

**03-20-24H (cont'd)**

**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.

03-20-24H (cont'd)

ON MOTION OF: Christopher Collins

SECONDED BY: Derek Davis

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

*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