

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

RAMP

Resolution No.: 10-09-24C

Resolution Title:

Resolution Authorizing the Sale of Block 1420, Lot 27 of the City of Camden Tax Map and Known as 564 Royden Street to the Adjacent Property Owner at 566 Royden Street in the Cooper Plaza Neighborhood

Project Summary:

- CRA owns a vacant, unimproved lot known as 564 Royden Street and designated as Block 1420, Lot 27 of the City of Camden Tax Map (the “Project Site”).
- Jessica L. Martinez, the adjacent property owner of 566 Royden Street designated as Block 1420, Lot 28, seeks to acquire the Project Site as a side-yard to expand her existing property (the Redeveloper). Proposed improvements include landscaping and installation of fencing and an off-street parking area.
- This Resolution seeks to authorize the sale of the Project Site to the Redeveloper via a redevelopment agreement for the property’s fair market value as established by a qualified appraiser, plus reasonable costs, expenses, and fees.
- John Puccio, MAI, SRA, CTA, in a report dated August 20, 2024, determines the fair market value of the Project Site to be \$7,500.00.

Purpose of Resolution:

To authorize the sale of property

Award Process:

N/A

Cost Not to Exceed:

N/A

Total Project Cost:

\$7,500.00, plus reasonable costs, expenses, and fees

10-09-24C

Resolution Authorizing the Sale of Block 1420, Lot 27 of the City of Camden Tax Map and Known as 564 Royden Street to the Adjacent Property Owner at 566 Royden Street in the Cooper Plaza Neighborhood

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

WHEREAS, CRA owns a vacant, unimproved parcel designated as Block 1420, Lot 27 of the City of Camden Tax Map and known as 564 Royden Street in the Cooper Plaza Redevelopment Area (the "Project Site"); and

WHEREAS, Jessica L. Martinez, the adjacent property owner, residing at 566 Royden Street designated as Block 1420, Lot 28 of the City of Camden Tax Map, proposes to acquire the Project Site as a side-yard and make improvements that consist of the installation of an off-street parking area, fencing, and landscaping; and

WHEREAS, an appraisal of the Project Site completed by John Puccio, MAI, SRA, CTA, in a report dated August 20, 2024, determines the fair market value to be \$7,500.00; and

WHEREAS, the side-yard and off-street parking uses are permitted uses under the Cooper Plaza Redevelopment Plan; and

WHEREAS, CRA deems the proposed uses of the Project Site to be appropriate uses consistent with the Cooper Plaza Redevelopment Plan and to further the interests of the CRA and the City to facilitate area redevelopment.

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 a Redevelopment Agreement with Jessica L. Martinez to convey to her Block 1420, Lot 27 of the City of Camden Tax Map for side-yard and off-street parking uses at the property's fair market value of \$7,500.00 plus reasonable costs, expenses, and fees; and

BE IT FURTHER RESOLVED, that this Resolution and the right to purchase the Project Site from the CRA shall expire January 31, 2025, if an acceptable Redevelopment Agreement is not executed or extended in writing 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.

10-09-24C (cont'd)

ON MOTION OF: **Maria Sharma**


SECONDED BY: **Christopher Collins**

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

Ian K. Leonard

Ian K. Leonard
Chairperson

ATTEST:



Olivette Simpson
Interim Executive Director

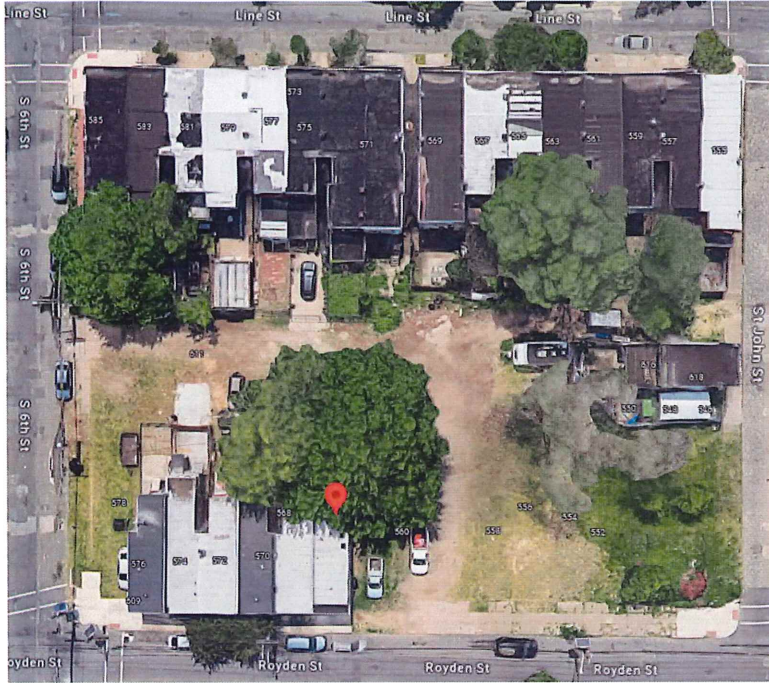
The above has been reviewed and approved as to form.

Mark P. Asselta

Mark P. Asselta, Esq.
Board Counsel

EXHIBIT A

Tax Map and Aerial of Block 1420, Lot 27



Applicant lives here.

