

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

**Economic Development**

**Resolution No.: 05-19-25G**

**Resolution Title:**

**Resolution Authorizing a Professional Service Agreement with J. McHale & Associates, Inc. for Appraisal Services in an Amount not to Exceed \$4,000.00 for Certain Property in the Admiral Wilson North Redevelopment Area Designated as Block 1210, Lot 1 of the City of Camden Tax Map**

**Project Summary:**

- Block 1210, Lot 1 is currently owned by the City of Camden (“City”) and described as SE 19<sup>th</sup> Street and Carman Street in the Admiral Wilson North Redevelopment Area (the “Site”). The Site is currently vacant and unimproved, and measures approximately 220 feet by 305 feet, consisting of approximately 1.69 acres.
- As the redevelopment entity for the Admiral Wilson North Redevelopment Area, CRA intends to designate a redeveloper for the site. The City intends to enact an ordinance conveying the land to the CRA, and the CRA will convey the Site to a redeveloper.
- An appraisal report is necessary to establish the current fair market value of the Site for purposes of negotiating the price and terms for redevelopment agreement and cost agreement.

**Purpose of Resolution:**

To authorize a Professional Service Agreement.

**Award Process:**

Request for Pricing from Pre-Qualified List of Appraisal Firms

**Cost Not To Exceed:**

\$4,000.00

**Total Project Cost:**

TBD

**Source of Funds:**

Cost Agreement with prospective redeveloper

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

**WHEREAS**, the City of Camden is the title owner of certain land designated as Block 1210, Lot 1 on the City of Camden Tax Map, in the Admiral Wilson Redevelopment Plan Area (the “Site”); and

**WHEREAS**, CRA, the redevelopment entity for the Admiral Wilson Redevelopment Area, intends to designate a prospective redeveloper to develop Site for a permissible use; and

**WHEREAS**, the City intends to enact an ordinance conveying the Site to the CRA, and CRA will convey the Site to a redeveloper; and

**WHEREAS**, an appraisal report will provide the current fair market value of the land to be used in anticipation of the designation of a redeveloper and in the negotiation of the purchase price and terms for a redevelopment agreement and cost agreement for development of the Site; and

**WHEREAS**, CRA solicited price quotes from appraisers on the CRA’s prequalified list of appraisers and has determined the proposal submitted by J. McHale & Associates, Inc. is the most responsive proposal; and

**WHEREAS**, pursuant to N.J.S.A. 40A 11-5((1) (a) (i)) the CRA desires to execute a professional services contract with J. McHale & Associates, Inc. for a fixed fee; and

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency, that the Executive Director, a duly authorized representative of the Agency, is hereby authorized and directed to enter into a Professional Service Agreement with J. McHale & Associates, Inc. for the provision of an appraisal report for Block 1210, Lot 1 designated on the City of Camden Tax Map for an amount not to exceed \$4,000.00; and

**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.

05-19-25G (cont'd)

ON MOTION OF: Christopher Collins

SECONDED BY: Gilbert Harden, Sr.

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*

Ian K. Leonard  
Chairperson

ATTEST:

  
Olivette Simpson  
Executive Director

The above has been reviewed and approved as to form.

*Mark P. Asselta*

Mark P. Asselta, Esq.  
Board Counsel

**EXHIBIT A**  
**Property List**

	<b>Block</b>	<b>Lot</b>	<b>Location</b>	<b>Owner</b>
<b>1</b>	<b>1210</b>	<b>1</b>	<b>SE 19<sup>th</sup> and Carman Streets</b>	<b>City of Camden</b>

**EXHIBIT A (cont'd)**  
**Site Location Map**

**Block 1210 Lot 1**

