

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development

Resolution No.: 05-19-25H

Resolution Title:

Resolution Authorizing a Professional Service Agreement with J. McHale & Associates, Inc. for Appraisal Services in an Amount not to Exceed \$4,500.00 for Certain Property in the Gateway Redevelopment Area Designated as Block 1302, Lot 1 of the City of Camden Tax Map

Project Summary:

- Block 1302, Lot 1 is currently owned by the City of Camden (“City”) and located between Mount Vernon Street, Chestnut Street, Orchard Street and Mount Ephraim Avenue in the Gateway Redevelopment Area (the “Site”).
- The Site is currently vacant and unimproved, generally flat lot, and measures 287 feet by 300 feet consisting of approximately 1.98 acres. It is directly adjacent to the PATCO High Speed Line Right of Way and is Zoned “Office/Light Industrial” in the Gateway Redevelopment Plan.
- As the redevelopment entity for the Gateway Redevelopment Area, CRA intends to designate a redeveloper for the site for a light industrial use. The City intends to enact an ordinance conveying the land to the CRA, and the CRA will convey the Site to a redeveloper.
- CRA has completed the environmental remediation of the site, resulting in the issuance of a Response Action Outcome on February 20, 2025, in compliance with the New Jersey Department of Environmental Protection’s (“NJDEP”) Administrative Requirements for the Remediation of Contaminated Sites (N.J.A.C. 7:26C).
- An appraisal report is necessary to establish the current fair market value of the Site for purposes of negotiating the price and terms for a 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:

\$4,500.00

Total Project Cost:

TBD

Source of Funds:

Cost Agreement with prospective redeveloper

05-19-25H

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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 1302, Lot 1 on the City of Camden Tax Map, in the Gateway Redevelopment Plan Area (the “Site”); and

WHEREAS, CRA, the redevelopment entity for the Gateway Redevelopment Area, intends to designate a prospective redeveloper to develop Site for a light industrial 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 1302, Lot 1 designated on the City of Camden Tax Map for an amount not to exceed \$4,500.00; 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.

05-19-25H (cont'd)

ON MOTION OF: **Gilbert Harden, Sr.**


SECONDED BY: **Christopher Collins**

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

05-19-25H (cont'd)

EXHIBIT A
Property List

	Block	Lot	Location	Owner
1	1302	1	NW Chestnut & Orchard Street	City of Camden

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EXHIBIT A (cont'd)
Site Location Map

Block 1302 Lot 1

