

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

RAMP

Resolution No.: 10-08-25C

Resolution Title:

Resolution Authorizing the Sale of Property Designated as Block 1355, Lot 66 of the City of Camden Tax Map to Apple Tree Homes, LLC for a Residential Project in the Whitman Park Neighborhood

Project Summary:

- CRA owns a .053-acre parcel that includes a vacant dilapidated structure described as 1244 Chase Street and designated as Block 1355, Lot 66 of the City of Camden Tax Map. The property is located within the Whitman Park neighborhood (the "Property").
- Apple Tree Homes, LLC proposes to acquire the Property and substantially rehabilitate the vacant structure for a residential use.
- This resolution is to authorize the sale of the Property to the developer and the terms of the developer agreement would include a purchase price based on the property's fair market appraised value, plus reasonable costs, expenses, and fees.
- Joseph W. Clarke III, in an appraisal report dated July 10, 2025, has determined the fair market value of the Property as \$11,000.00.

Purpose of Resolution:

To authorize the sale of surplus property

Award Process:

N/A

Cost Not to Exceed:

N/A

Total Project Cost:

Estimated Rehab Cost \$220,000.00-\$280,000.00

10-08-25C

**Resolution Authorizing the Sale of Property Designated as Block 1355, Lot 66 of the
City of Camden Tax Map to Apple Tree Homes, LLC for a Residential Project in the
Whitman Park 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 property improved by vacant structure in need of rehabilitation described as 1244 Chase Street designated as Block 1355, Lot 66 of the City of Camden Tax Map and located in the Whitman Park neighborhood (the “Property”); and

WHEREAS, Apple Tree Homes LLC, proposes to acquire the Property and complete the substantial rehabilitation of the vacant structure for a residential use; and

WHEREAS, an appraisal report was prepared by Joseph W. Clarke III, dated July 10, 2025, which establishes the Property’s fair market value as \$11,000.00; and

WHEREAS, CRA deems the proposed use of the Property to be an appropriate use consistent with the City of Camden Zoning Code.

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 negotiate and enter into an Agreement of Sale with Apple Tree Homes LLC for the purchase of the property described as 1244 Chase Street and designated as Block 1355, Lot 66 of the City of Camden Tax Map for consideration of \$11,000.00 and the Agency’s related costs, expenses, and fees; and

BE IT FURTHER RESOLVED that this Resolution and the right to purchase the Property from the Agency shall expire March 31, 2026, if an acceptable Agreement of Sale is not executed or extended in writing by CRA prior to such deadline; and

BE IT FUTHER 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 including all documents needed to complete a sale of the Property to the Redevelopers.

10-08-25C (cont'd)

ON MOTION OF: **Maria Sharma**

SECONDED BY: **Gilbert Harden, Sr.**

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

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

	Block	Lot	Location	Owner
1	1355	66	1244 Chase Street	City of Camden Redevelopment Agency

10-08-25C (cont'd)

EXHIBIT A (cont'd)

Aerial Photo of Block 1355 Lot 66- 1244 Chase Street

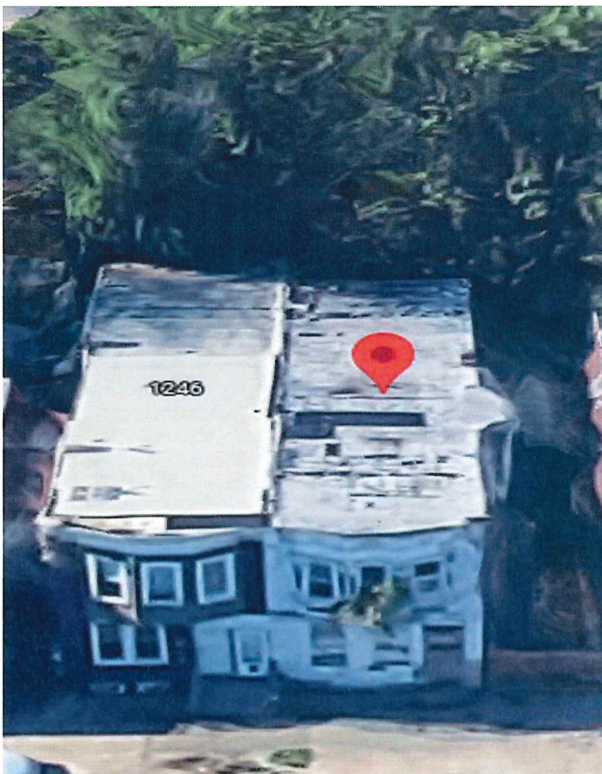
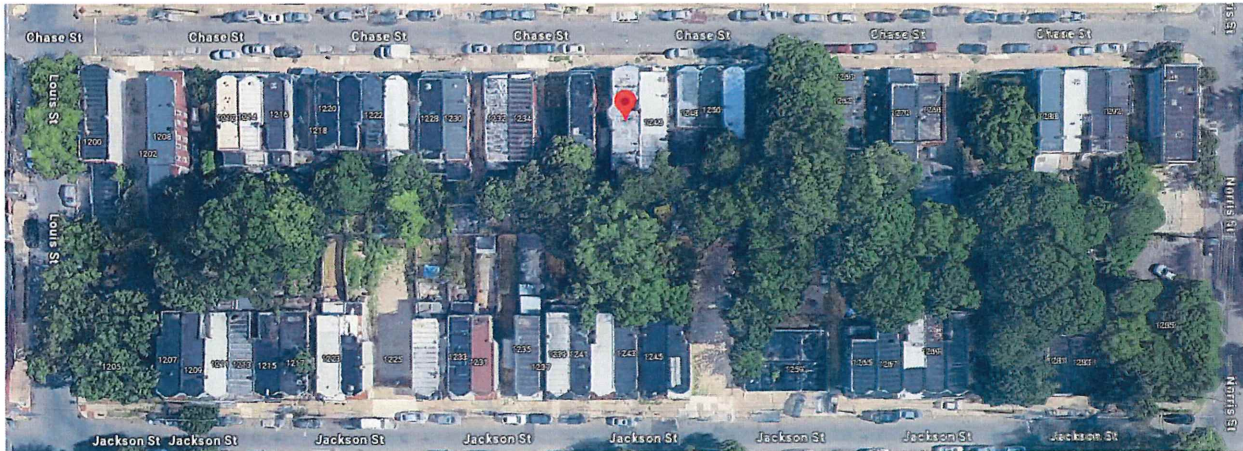


EXHIBIT A (cont'd)

Tax Map of Block 1355

