

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

RAMP

Resolution No.: 10-08-25D

Resolution Title:

**Resolution Authorizing the Sale of Property Designated as Block 556, Lot 87 of the
City of Camden Tax Map to the Adjacent Property Owner in the
Centerville Redevelopment Area**

Project Summary:

- CRA owns a 0.207-acre vacant lot described as 1834 Mulford Street and designated as Block 556, Lot 87 of the City of Camden Tax Map (the "Property"). The Property is located within the Centerville Redevelopment Area.
- Mary Fullard and Jerome Hall own the adjacent property at 1848 Mulford Street designated as Block 556, Lot 86 of the City of Camden Tax Map (the "Redevelopers"). The Redevelopers propose to acquire the Property and make improvements to create a secure space adjacent to their property, including fencing, landscaping and lighting.
- This resolution is to authorize the sale of the Property to the redevelopers, including the terms to set the purchase price based on the property's fair market appraised value and reasonable transaction costs, expenses, and fees.
- Maria A. Nucci, in a report dated June 25, 2025, has determined the fair market value of the Property to be \$21,000.00.

Purpose of Resolution:

To authorize the sale of property

Award Process:

N/A

Cost Not to Exceed:

N/A

Total Project Cost:

\$21,000.00, plus reasonable costs, expenses, and fees

Resolution Authorizing the Sale of Property Designated as Block 556, Lot 87 of the City of Camden Tax Map to the Adjacent Property Owner in the Centerville Redevelopment Area

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 lot known as 1834 Mulford Street and designated as Block 556, Lot 87 of the City of Camden Tax Map (the "Property"); and

WHEREAS, Mary Fullard and Jerome Hall, as the adjacent property owners of 1848 Mulford Street, designated as Block 556, Lot 86 of the Camden Tax Map, propose to acquire the Property and make improvements to create a secure space, including fencing, landscaping and lighting; and

WHEREAS, an appraisal report by Maria A. Nucci, MAJ, SRA, CTA, dated June 25, 2025, has determined the fair market value of the Property to be \$21,000.00; and

WHEREAS, CRA deems the proposed use of the Property to be an appropriate use consistent with the Centerville Redevelopment Plan.

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 a redevelopment agreement with Mary Fullard and Jerome Hall for the Redeveloper’s purchase of 1834 Mulford Street designated as Block 556, Lot 87 of the City of Camden Tax Map for consideration of \$21,000.00 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 CRA shall expire March 31, 2026, if an acceptable redevelopment agreement 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.

10-08-25D (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	556	87	1834 Mulford Street	City of Camden Redevelopment Agency

10-08-25D (cont'd)

EXHIBIT A (cont'd)

Aerial of Block 556 Lot 87, 1834 Mulford Street

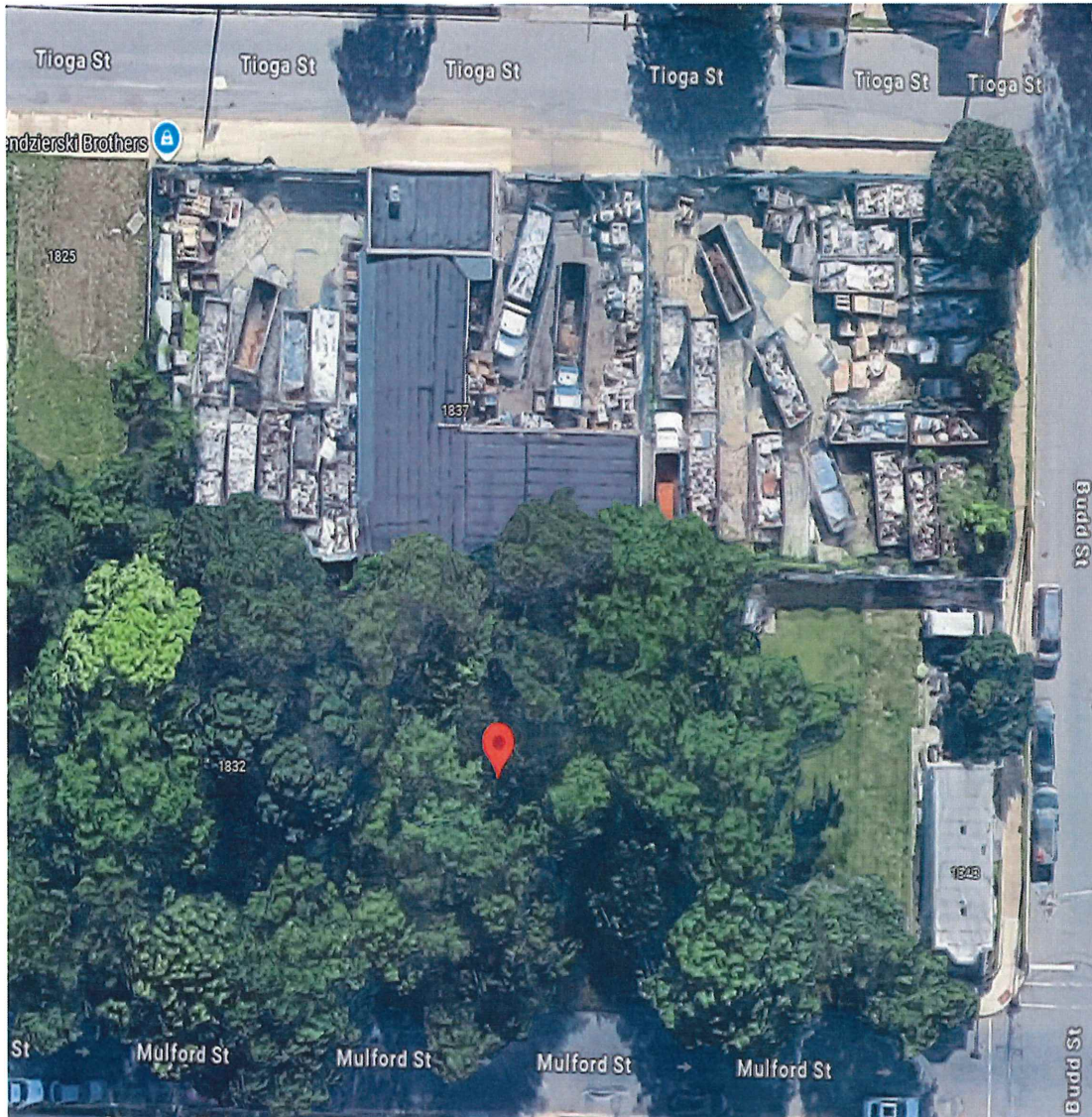


EXHIBIT A (cont'd)

Tax Map of Block 556, Lot 87

