

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

RAMP

Resolution No.: 10-08-25E

Resolution Title:

**Resolution Authorizing the Sale of Property Designated as Block 1416, Lot 38 of the
City of Camden Tax Map to the Adjacent Property Owner in the
Cooper Plaza Redevelopment Area**

Project Summary:

- CRA owns a vacant lot known as 569 Royden Street and designated as Block 1416, Lot 38 of the City of Camden Tax Map (the "Property").
- Erica Carmichael (the "Redeveloper"), the adjacent property owner of 565 Royden Street designated as Block 1416, Lot 37, proposes to acquire the Property to expand the rear and side yards for recreational open space for family use. Proposed improvements include fencing, sidewalk repairs on Royden Street, and landscaping. Fencing along Royden Street is to remain uniform.
- This Resolution is to authorize the sale of the Property to the Redeveloper via Redevelopment Agreement for the property's fair market value as established by a qualified appraiser, plus reasonable costs, expenses, and fees
- John Puccio, MAJ, SRA, CTA, in an appraisal report dated June 3, 2025, determines the fair market value of the Property to be \$13,500.00.

Purpose of Resolution:

To authorize the sale of property

Award Process:

N/A

Cost Not to Exceed:

N/A

Total Project Cost:

\$13,500.00, plus reasonable costs, expenses, and fees

10-08-25E

**Resolution Authorizing the Sale of Property Designated as Block 1416, Lot 38 of the
City of Camden Tax Map to the Adjacent Property Owner in the
Cooper Plaza 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 described as 569 Royden Street and designated as Block 1416, Lot 38 of the City of Camden Tax Map (the "Property"); and

WHEREAS, Erica Carmichael, the adjacent property owner, residing at 565 Royden Street designated as Block 1416, Lot 37 of the City of Camden Tax Map, proposes to acquire the Property as a side-yard and make improvements consisting of new concrete sidewalks facing Royden Street, fencing, and landscaping; and

WHEREAS, an appraisal report of the Property by John Puccio, MAJ, SRA, CTA, dated June 3, 2025, determines the fair market value to be \$13,500.00; and

WHEREAS, CRA deems the proposed side yard use of the Property to be an appropriate use consistent with the Cooper Plaza 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 Erica Carmichael for the purchase of Block 1416, Lot 38 of the City of Camden Tax Map for consideration of \$13,500.00 and the Agency’s related 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 March 31, 2026, 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 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 Redeveloper.

10-08-25E (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	1416	38	569 Royden Street	City of Camden Redevelopment Agency

EXHIBIT A (cont'd)

Aerial Photo
Block 1416 Lot 38-569 Royden Street

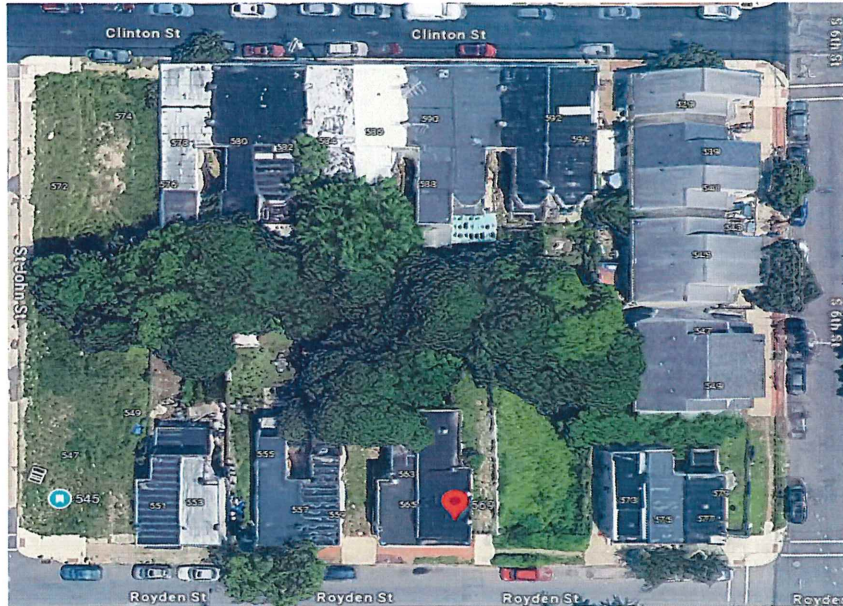


EXHIBIT A (cont'd)

Tax Map Block 1416 Lot 38-569 Royden Street

