

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

**RAMP**

**Resolution No.: 12-10-25F**

**Resolution Title:**

**Resolution Designating Virgilio De Los Santos as the Redeveloper of Property Designated as Block 1004, Lot 13 of the City of Camden Tax Map for the New Construction of a Single-Family Residence in the Rosedale Redevelopment Area and Authorizing a Redevelopment Agreement and Cost Agreement with the Redeveloper**

**Project Summary:**

- CRA owns a 0.091-acre vacant unimproved lot at ES No 37<sup>th</sup> 380 No High Street designated as Block 1004, Lot 13 of the City of Camden Tax Map (the "Property").
- Virgilio De Los Santos (the "Redeveloper"), proposes to acquire the Property to develop a new construction structure as his primary residence
- This resolution is to designate the Redeveloper as the developer of the Property and to authorize a redevelopment agreement and cost agreement with the Redeveloper that will include the sale of Property to the Redeveloper for a purchase price based on the property's fair market appraised value, including the Agency's transaction costs, expenses, and fees.
- Ken Peyre-Ferry, in an appraisal report dated June 28, 2025, has determined the fair market value of the Property to be \$36,000.00, but negotiated the price.

**Purpose of Resolution:**

To designate a redeveloper and enter into a redevelopment agreement and cost agreement with the redeveloper.

**Award Process:**

N/A

**Cost Not to Exceed:**

N/A

**Total Project Cost:**

Purchase price: \$31,000.00.

Estimated Modular Construction Cost: \$98,925.00

12-10-25F

**Resolution Designating Virgilio De Los Santos as the Redeveloper of Property Designated as Block 1004, Lot 13 of the City of Camden Tax Map for the New Construction of a Single-Family Residence in the Rosedale Redevelopment Area and Authorizing a Redevelopment Agreement and Cost Agreement with the Redeveloper**

**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 0.091-acre vacant unimproved lot at ES No 37<sup>th</sup> 380 No High Street designated as Block 1004, Lot 13 of the City of Camden Tax Map (the "Property"); and

**WHEREAS**, Virgilio De Los Santos (the "Redeveloper"), proposes to acquire the Property for development of a single-family dwelling and related improvements, which he and his family will occupy as a primary residence; and

**WHEREAS**, Ken Peyre-Ferry, in an appraisal report dated June 28, 2025, has determined the fair market value of the Property to be \$36,000.00; however a purchase price of \$31,000.00 has been negotiated with the Redeveloper; and

**WHEREAS**, CRA deems the proposed use of the Property to be an appropriate use consistent with the Rosedale Redevelopment Plan and furthers redevelopment of the area.

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency, that Virgilio De Los Santos is designated as the Redeveloper of the Property; and

**BE IT FURTHER RESOLVED** that the Executive Director, a duly authorized representative of the Agency, is hereby authorized and directed to negotiate and enter into a redevelopment agreement and cost agreement with the Redeveloper that includes the right of the Redeveloper to purchase property described as ES No 37<sup>th</sup> 380 No High Street designated as Block 1004, Lot 13 of the City of Camden Tax Map for the consideration of \$31,000.00 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 on April 30, 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.

12-22-25F (cont'd)

ON MOTION OF:     **Jose Javier Ramos**

SECONDED BY:     **Christopher Collins**

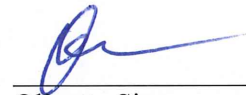
COMMISSIONER	AYES	NAYS	ABSTENTIONS
Christopher Collins	<b>X</b>		
Gilbert Harden, Sr.	<b>X</b>		
Tasha Gainey Humphries	<b>X</b>		
Ian K. Leonard	<b>X</b>		
Jose Javier Ramos	<b>X</b>		
Maria Sharma			

***Ian K. Leonard***

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Ian K. Leonard  
Chairperson

ATTEST:

  
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Olivette Simpson  
Executive Director

The above has been reviewed and approved as to form.

***Mark P. Asselta***

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Mark P. Asselta, Esq.  
Board Counsel

12-10-25F (cont'd)

**EXHIBIT A**

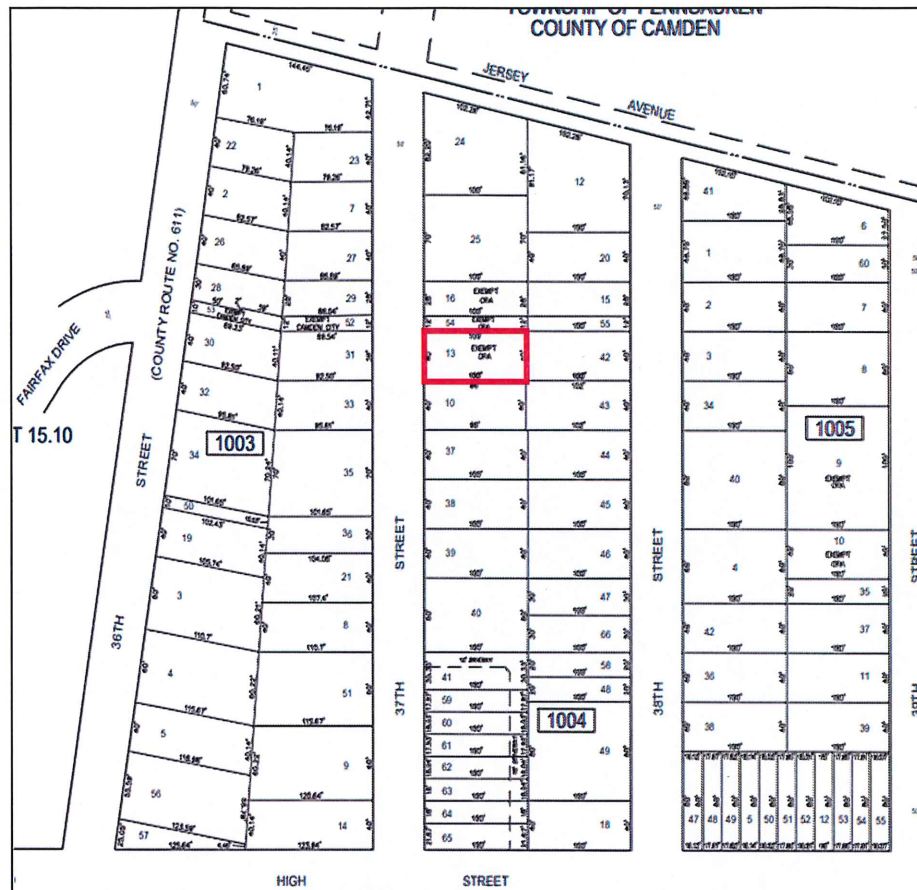
**Property List**

	<b>Block</b>	<b>Lot</b>	<b>Location</b>	<b>Owner</b>
1	1004	13	ES No 37 <sup>th</sup> 380 No High Street	City of Camden Redevelopment Agency

12-10-25F (cont'd)

EXHIBIT A (cont'd)

Aerial of Block 1004 Lot 13, ES No 37<sup>th</sup> 380 No High Street





12-10-25F (cont'd)

EXHIBIT A (cont'd)

Aerial of Block 1004 Lot 13, ES No 37<sup>th</sup> 380 No High Street

