

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

**Housing**

**Resolution No.: 02-08-17D**

**Resolution Title:**

Resolution Authorizing the Acquisition of Certain Properties within Block 185 of the Camden City Tax Map and Located in the Lanning Square Redevelopment Area

**Project Summary:**

1. Tax Block 185, bounded to the north by Washington Street; to the east by West Street; to the south by Berkley Street; and to the west by Fourth Street, is located in the Lanning Square Redevelopment Area.
2. Tax Block 185 is a priority redevelopment area for the City of Camden, CRA, and stakeholders in the Lanning Square neighborhood.
3. The CRA owns 21 tax lots in Block 185, which consist of 12 vacant structures and 9 vacant parcels of land. Eight (8) privately-owned, non-contiguous properties complete the block (except for, Lot 1 a basketball court owned by the City).
4. CRA seeks to acquire the 8 privately owned tax lots within Block 185, which would include securing fair market value appraisal reports, opening voluntary negotiations with each of the property owners, and engaging relocation consultant services to prepare a relocation plan for occupants of these dwellings. (CRA will only acquire these properties by direct and voluntary negotiations). Exhibit A sets forth the tax lots for acquisition.

**Purpose of Resolution:** Authorize acquisition of properties for redevelopment.

**Award Process:** N/A

**Cost Not To Exceed:** N/A

**Total Project Cost:** N/A

**Sources:** ERB Mixed Sites Acquisition Grant

02-08-17D

**Resolution Authorizing the Acquisition of Certain Properties within Block 185 of the Camden City Tax Map and Located in the Lanning Square Redevelopment Area**

**WHEREAS**, the City of Camden Redevelopment Agency (“CRA”) is charged with the duty of redevelopment throughout the City of Camden; and

**WHEREAS**, the Council of the City of Camden (the “City Council”) adopted, in accordance with the Local Redevelopment and Housing Law, 40A: 12A-1 et seq. (“LRHL”), an Ordinance approving the Lanning Square Redevelopment Plan for certain land as described therein (the “Redevelopment Area”); and

**WHEREAS**, the City Council designated the CRA as the redevelopment entity pursuant to the LRHL to implement redevelopment plans and carry out redevelopment projects within the Redevelopment Area; and

**WHEREAS**, Block 185, as designated on the Camden City Tax Map, is considered to be a priority redevelopment area for the City of Camden, CRA, and stakeholders in the Lanning Square neighborhood; and

**WHEREAS**, the CRA owns twenty-one (21) tax lots in Block 185, consisting of twelve (12) vacant structures and (9) vacant parcels of land and in addition there are eight (8) non-contiguous properties remaining in Tax Block 185 that are privately-owned and occupied which are more fully described in Exhibit A attached; and

**WHEREAS**, CRA seeks to acquire these eight (8) privately owned tax lots within Block 185, and proceed with securing fair market value appraisals, opening negotiations with the property owners for the voluntary purchase of each of the properties, and engaging relocation consultant services to prepare a relocation plan for occupants of these dwellings.

**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 acquire by voluntary negotiations and for fair market value certain property designated as Block 185, Lots 3, 4, 5, 6, 10, 13, 14 and 18 of the City of Camden Tax Map.

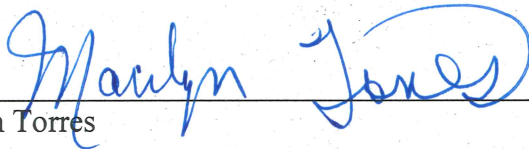
**BE IT FURTHER RESOLVED**, that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

02-08-17D (cont'd)

ON MOTION OF:

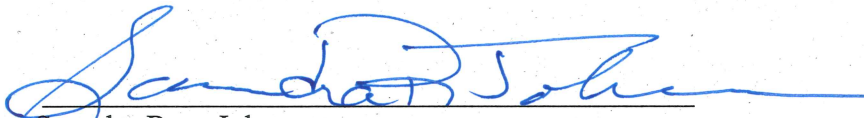
SECONDED BY:

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres			
Sheila Davis			
Vance Bowman			
Ian Leonard			
Jose Javier Ramos			
Maria Sharma			



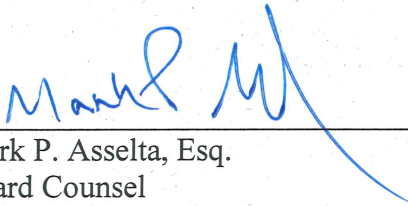
Marilyn Torres  
Chairperson

ATTEST:



Sandra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.  
Board Counsel



**EXHIBIT A**  
Lanning Square Washington & West  
Tax Block 185, Camden, New Jersey

	Census Tract	Block	Lot	Address	Owner	Public or Private
1	6104	185	1	NE 4TH & BERKLEY STS	CAMDEN CITY	Public
2	6104	185	2	418 WASHINGTON ST	CAMDEN REDEVELOPMENT AGENCY	Public
3	6104	185	3	420 WASHINGTON ST	Private Owner	Private
4	6104	185	4	422 WASHINGTON ST	Private Owner	Private
5	6104	185	5	424 WASHINGTON ST	Private Owner	Private
6	6104	185	6	426 WASHINGTON ST	Private Owner	Private
7	6104	185	7	428 WASHINGTON ST	CAMDEN REDEVELOPMENT AGENCY	Public
8	6104	185	8	430 WASHINGTON ST	CAMDEN REDEVELOPMENT AGENCY	Public
9	6104	185	9	432 WASHINGTON ST	CAMDEN REDEVELOPMENT AGENCY	Public
10	6104	185	10	433 WEST ST	Private Owner	Private
11	6104	185	11	435 WEST ST	CAMDEN REDEVELOPMENT AGENCY	Public
12	6104	185	12	437 WEST ST	CAMDEN REDEVELOPMENT AGENCY	Public
13	6104	185	13	439 WEST ST	Private Owner	Private
14	6104	185	14	441 WEST ST	Private Owner	Private
15	6104	185	15	443 WEST ST	CAMDEN REDEVELOPMENT AGENCY	Public
16	6104	185	16	445 WEST ST	CAMDEN REDEVELOPMENT AGENCY	Public
17	6104	185	17	447 WEST ST	CAMDEN REDEVELOPMENT AGENCY	Public
18	6104	185	18	449 WEST ST	Private Owner	Private
19	6104	185	19	451 WEST ST	CAMDEN REDEVELOPMENT AGENCY	Public
20	6104	185	20	453 WEST ST	CAMDEN REDEVELOPMENT AGENCY	Public
21	6104	185	21	455 WEST ST	CAMDEN REDEVELOPMENT AGENCY	Public
22	6104	185	22	427 BERKLEY ST	CAMDEN REDEVELOPMENT AGENCY	Public
23	6104	185	23	425 BERKLEY ST	CAMDEN REDEVELOPMENT AGENCY	Public
24	6104	185	24	423 BERKLEY ST	CAMDEN REDEVELOPMENT AGENCY	Public
25	6104	185	25	421 BERKLEY ST	CAMDEN REDEVELOPMENT AGENCY	Public
26	6104	185	26	419 BERKLEY ST	CAMDEN REDEVELOPMENT AGENCY	Public
27	6104	185	27	417 BERKLEY ST	CAMDEN REDEVELOPMENT AGENCY	Public
28	6104	185	28	415 BERKLEY ST	CAMDEN REDEVELOPMENT AGENCY	Public
29	6104	185	29	413 BERKLEY ST	CAMDEN REDEVELOPMENT AGENCY	Public
30	6104	185	30	REAR 439 WEST ST	CAMDEN REDEVELOPMENT AGENCY	Public

Publicly owned properties in Block 185

22

Privately owned properties in Block 185

8

Lot # 1- owned by City of Camden will not be acquired.