

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

**Executive Office**

**Resolution No.: 05-11-22C**

**Resolution Title:**

**Resolution Amending Resolution 06-09-21G Authorizing the Public Sale of  
Certain CRA- Owned Properties and Establishing the Minimum Bids, Conditions, and  
Restrictions for the Public Sale**

**Project Summary:**

1. CRA seeks to sell certain CRA properties at public sale to the highest bidder subject to certain minimum bid requirements, conditions, and restrictions.
2. See Exhibit A for list of properties.

**Purpose of Resolution:**

To amend the list of the CRA-owned properties CRA intends to expose for public sale.

**Award Process:**

Minimum bid with conditions.

**Cost Not to Exceed:**

N/A

**Total Cost:**

TBD

**Source of Funds:**

Bidders' Funds

05-11-22C

**Resolution Authorizing the Public Sale of Certain CRA-Owned Properties and Establishing the Minimum Bids, Conditions and Restrictions for the Public Sale**

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

**WHEREAS**, CRA desires to sell certain properties owned by CRA that are not needed for public use, at a public sale to the highest bidders after public advertisement pursuant to N.J.S.A. 40A:12-13 et seq.; and

**WHEREAS**, the properties that are to be sold at the public auction are located in the City and County of Camden and State of New Jersey and are set forth in Exhibit A; and

**WHEREAS**, the sale of properties shall be subject to the minimum bid requirements, conditions, and restrictions as set forth in this resolution.

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency, that the properties set forth in Exhibit A are not needed for public use and shall be sold at a public auction sale held in accordance with N.J.S.A. 40A:12-13 et seq to the highest bidder; and

**BE IT FURTHER RESOLVED** that the public sale of properties authorized by this resolution shall be subject to the following terms and conditions:

1. The auction sale shall take place on a date fixed by the Interim Executive Director after public advertisement as required by N.J.S.A. 40A:12-13 et seq.
2. The auction sale shall take place at the Camden City Council Chambers, 2<sup>nd</sup> Floor, City Hall, Camden, New Jersey.
3. Each property shall be sold separately except as otherwise provided in Exhibit A..
4. The minimum bid requirements for each property are set forth in Exhibit A. No property shall be sold for less than the minimum bid set forth in Exhibit A.
5. No property sold shall be used as a used car lot, junk yard or for any other purpose which is dangerous or emits offensive odors or noises.
6. All properties sold shall be sold subject to any and all ordinances of the City of Camden passed and prior to the date of the delivery of the deed therefore.

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7. Property number one (1) as set forth in Exhibit A shall be required to be rehabilitated for residential use only and a certificate of occupancy shall be obtained from the City of Camden for such improvements within two (2) years of the date of the deed of conveyance of the property to the buyer.
8. Properties two (2) through twenty-one (21) as set forth in Exhibit A shall be acquired as vacant land and where applicable, fencing and landscaping shall be installed and such improvements shall be made within one (1) year of the date of the deed of conveyance of the property to the buyer.
9. All properties are to conform to all City of Camden planning and zoning requirements.
10. All sales shall be subject to such right of reverter to the CRA, if any as determined by the Interim Executive Director if the conditions of sale are not satisfied by the buyer.
11. The Interim Executive Director shall be authorized to withdraw one or more properties from the list of properties for sale at any time prior to the commencement of the auction sale.
12. Such other terms and conditions not inconsistent with the above terms and conditions as determined by the Interim Executive Director of the Agency.

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

05-11-22C (cont'd)

ON MOTION OF: **Gilbert Harden, Sr.**

SECONDED BY: **Marilyn Torres**

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Derek Davis	X		
Gilbert Harden Sr.	X		
Ian K. Leonard	X		
Jose Javier Ramos	X		
Maria Sharma			
Marilyn Torres	X		

*Ian K. Leonard*

\_\_\_\_\_  
Ian K. Leonard  
Chairperson

ATTEST:



\_\_\_\_\_  
Olivette Simpson  
Interim 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

**05-11-22C (cont'd)**

**EXHIBIT A  
PROPERTY LIST  
ATTACHED**

**EXHIBIT A  
PROPERTY LIST**

<b>Structures</b>						
#	Block	Lot	Address	Dimensions	Accessed Value	Minimum Bid
1	1471	24	708 Haddon	21' x 55'	\$31,700	\$20,000
<b>Vacant Lots</b>						
#	Block	Lot	Address	Dimensions	Accessed Value	Minimum Bid
2	1333	60	1245 Whitman Ave	18' x 97'	\$6,500	\$7,000
3	104	20	838 Linden	14' x 85'	\$6,400	\$6,000
4	104	30	323 N. 9th	14' x 64'	\$5,800	\$6,000
5	104	32	841 Kimber	14' x 60'	\$5,700	\$6,000
6	104	34	837 Kimber	27' x 58'	\$7,100	\$7,000
7	105	60	923 Kimber	14' x 66'	\$5,800	\$110,000
	105	69	914 Linden	78' x 76'	\$15,900	
	105	73	922 Linden	13' x 76'	\$6,000	
	105	74	924 Linden	13' x 76'	\$6,000	
	105	75	926 Linden	13' x 76'	\$6,000	
	105	76	928 Linden	13' x 76'	\$6,000	
	105	77	930 Linden	13' x 76'	\$6,000	
	105	78	932 Linden	13' x 76'	\$6,000	
	105	79	934 Linden	13' x 76'	\$6,000	
	105	80	936 Linden	13' x 76'	\$6,000	
	105	81	938 Linden	13' x 76'	\$6,000	
	105	82	940 Linden	13, x 72'	\$5,900	
	105	83	942 Linden	13' x 71'	\$5,800	
	105	84	944 Linden	13' x 71'	\$5,800	
	105	85	946 Linden	13' x 71'	\$5,800	
	105	86	948 Linden	13' x 71'	\$5,800	
	105	87	950 Linden	13' x 71'	\$5,800	
	105	88	952 Linden	13' x 71'	\$5,800	
105	89	331 N. 10th	14' x 83'	\$6,300		
105	90	329 N. 10th	14' x 83'	\$6,300		
105	91	327 N. 10th	13' x 83'	\$6,200		
105	93	323 N. 10th	14' x 83'	\$6,300		
8	107	5	336 N. 10th Street	27' x 52'	\$6,800	\$7,000
9	245	33	256 Walnut	16' x 95'	\$6,000	\$8,000
	245	34	258 Walnut	13' x 95'	\$5,500	
10	290	39	577 Pine	14' x 64'	\$6,300	\$6,000
11	306	54	516 Spruce	20' x 100'	\$7,000	\$7,000
12	914	5	2716 Polk Ave	40' x 100'	\$28,000	\$28,000
13	914	68	2718 Polk Ave	40' x 100'	\$26,000	\$26,000
14	917	60	2852 Tyler Ave	20' x 100'	\$22,000	\$22,000
15	917	61	2854 Tyler Ave	20' x 100'	\$22,000	\$22,000
16	917	62	2856 Tyler Ave	20' x 100'	\$22,000	\$22,000
17	980	24	2820 Thompson	60' x 114'	\$28,700	\$29,000
18	1027	4	130 N. 34th	20' x 90'	\$19,900	\$20,000
19	1333	78	1207 Whitman	13' x 95'	\$5,500	\$6,000
20	1333	79	1205 Whitman	13' x 95'	\$5,500	\$6,000
21	1343	101	1236 Whitman	13' x 97'	\$5,500	\$6,000