

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing Development

Resolution No.: 02-12-20D

Resolution Title:

Resolution Designating Carlos Luciano as Redeveloper of 330 Clinton Street (Block 161, Lots 18 of the City of Camden Tax Map) Located in the Lanning Square Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper

Project Summary:

1. CRA owns the land identified as Block 161, Lot 18, also known as 330 Clinton Street, located within the Lanning Square Redevelopment Area (the "Property").
2. The Property is a vacant unimproved lot which is directly adjacent to the home in which Mr. Luciano resides at 332 Clinton Street (Block 161, Lot 19).
3. This Resolution seeks to designate Carlos Luciano, as redeveloper of the Property and convey the parcel to the redeveloper via a redevelopment agreement for the fair market value of the property, plus reasonable costs, expenses, and a redevelopment fee.
4. The redeveloper secured an appraisal report prepared by Robert Johnson dated July 23, 2019 which determined the fair market value of the Project Site to be \$6,000.00.
5. The redeveloper proposes to improve of the Property for use as side yard and install fencing around the perimeter. and install fencing around the perimeter. and install fencing around the perimeter.

Purposes of Resolution:

To designate a redeveloper and authorize a redevelopment agreement

Award Process:

N/A

Cost Not to Exceed:

N/A

02-12-20D

Resolution Designating Carlos Luciano as Redeveloper of 330 Clinton Street (Block 161, Lots 18 of the City of Camden Tax Map) Located in the Lanning Square Redevelopment Area and Authorizing a Redevelopment 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, the City Council of the City of Camden (“City Council”) adopted, in accordance with the Local Redevelopment and Housing Law, the Lanning Square Redevelopment Plan as to certain land within the City more particularly described therein (the “Redevelopment Area”); and

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

WHEREAS, the Plan authorizes the CRA to designate and enter into agreements with redevelopers to undertake a redevelopment project forming a part of or in furtherance of the Plan; and

WHEREAS, CRA is the owner of property designated as Block 161, Lots 18 of the Tax Map of the City of Camden and described as 330 Clinton Street, which is a vacant, unimproved lot (the “Property”); and

WHEREAS, Carlos Luciano, the adjacent property owner residing at 332 Clinton Street, proposes to make side yard and install fencing around the perimeter. and install fencing around the perimeter. improvements to the Property as described on Exhibit A attached; and

WHEREAS, side yard and install fencing around the perimeter. and install fencing around the perimeter. use is permitted uses under the Lanning Square Redevelopment Plan; and

WHEREAS, CRA deems the proposed use of the Property to be an appropriate use that is consistent with the Plan and that is in the best interest of the CRA and the City to facilitate the proposed redevelopment of the Property.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that Carlos Luciano is hereby designated as the redeveloper of the Property which designation shall expire May 31, 2020 if an acceptable redevelopment agreement is not executed or if the designation is not extended in writing by CRA prior to such deadline; and

BE IT FURTHER RESOLVED that the Interim Executive Director, a duly authorized representative of the City of Camden Redevelopment Agency, is hereby authorized to enter into and perform the obligations under a redevelopment agreement with the Redeveloper that provides for the sale of the Property to the Redeveloper for the fair market value as determined by an appraisal to be \$6,000.00 plus reasonable costs and expenses incurred by the CRA and a redevelopment fee.

BE IT FUTHER RESOLVED that the Interim 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.

02-12-20D (cont'd)

ON MOTION OF:

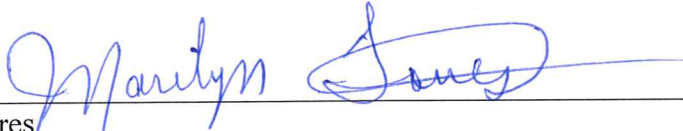
Jose Javier Ramos

SECONDED BY:

Sheila Davis

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Vance C. Bowman			
Sheila Davis	✓		
Gilbert Harden, Sr.	✓		
Ian K. Leonard	✓		
Jose Javier Ramos	✓		
Maria Sharma			
Marilyn Torres	✓		

Marilyn Torres
Chairperson



ATTEST:

Olivette Simpson
Interim Executive Director



The above has been reviewed and approved as to form.

Mark P. Asselta, Esq.
Board Counsel

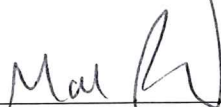


Exhibit A

PROJECT SUMMARY
330 Clinton Street (Block 161, Lot 18), Camden, NJ 08103

Name of Redeveloper/Purchaser:	Carlos Luciano
Redevelopment Area:	Lanning Square Redevelopment Area
CRA Property:	Block 161, Lots 18 (330 Clinton Street)
Property Adjacent to CRA Property:	Block 161, Lots 19 (332 Clinton Street)
Work Commencement Deadline:	30-days after title closing
Work Completion Deadline:	12 months
Purchase Price:	\$6,000.00 based on a FMV appraisal

Additional Fees: A redevelopment fee (\$500.00) and CRA's reasonable legal fees (\$750.00)

Closing Date: On or before May 31, 2020

1. Description of Redevelopment Project:

- a. CRA is the owner of Block 161, Lots 18 as designated of the Tax Map of the City of Camden and described as 330 Clinton Street, Camden, New Jersey 08103.
- b. Property is a vacant and unimproved lot.
- c. Redeveloper, as the adjacent property owner residing at, proposes to purchase the property and improve the lot for use as a side yard and install fencing around the perimeter. and install fencing around the perimeter..
- d. Redeveloper will engage a contractor to be responsible for securing all necessary City of Camden permits and approvals.
- e. Redeveloper has evidenced the financial capacity to implement the improvements proposed.

2. Possible Board Conditions:

- a. CRA will monitor progress made during completion of the improvements.
- b. A deed restriction requiring the improvements to be completed within 12-months from the date of title closing or the property will revert to CRA.

Exhibit B
Aerial View of Site

