

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Executive Office

Resolution No.: 06-09-21G

Resolution Title:
Resolution Amending Resolution 02-10-21 for the Public Sale of Certain CRA Owned Properties by Expanding the List of 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. This Resolution will amend Resolution 02-10-2021 to approve an expanded List of Properties and establish the minimum requirements for bids, conditions, and restrictions for a public sale as reflected on Exhibit A attached.

Purpose of Resolution:

To amend the of list of the CRA owned properties approved to be exposed for public sale by auction and establish minimum requirements for bids, conditions, and restrictions for the public sale.

Award Process:

Minimum bid with conditions

Cost Not to Exceed:

N/A

Total Cost:

TBD

Source of Funds:

Bidders' Funds

06-09-21G

Resolution Amending Resolution 02-10-21 for the Public Sale of Certain CRA Owned Properties by Expanding the List of 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, the CRA desires to sell certain properties owned by the 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 CRA by Resolution 02-10-21 approved a List of Properties that are to be sold at the public auction which are located in the City and County of Camden and State of New Jersey; and

WHEREAS, the CRA seeks to expand the List of Properties and correspondingly establish the minimum bid requirements, conditions, and restrictions for a public sale reflected on Exhibit A attached to 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, 2nd Floor, City Hall, Camden, New Jersey.
3. Each property shall be sold separately.
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.

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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.
7. Properties one (1) through seven (7) 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 eight (8) through twenty-two (22) 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.

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ON MOTION OF: **Maria Sharma**


SECONDED BY: **Ian K. Leonard**

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

Marilyn Torres

Marilyn Torres
Chairperson

ATTEST:



Olivette Simpson
Interim 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**

Structures

#	Block	Lot	Address	Dimensions	Assessed Value	Minimum Bid
1	290	39	577 Pine	14' x 64'	\$5,000	\$11,100
2	1328	41	1165 Whitman Ave	13' x 97'	\$10,000	\$10,700
3	1333	60	1245 Whitman Ave	20' x 49'	\$10,000	\$11,000
4	1343	150	1482 Louis St	13' x 83'	\$8,100	\$10,000
5	18	80	213 York St	20' x 80'	\$11,200	\$11,200
6	1471	18	708 Haddon	21' x 55'	\$31,700	\$20,000
7	1354	38	1251 Chase	15' x 97'	\$19,500	\$13,000

Vacant Lots

#	Block	Lot	Address	Dimensions	Assessed Value	Minimum Bid
8	914	5	2716 Polk Ave	40' x 100'	\$10,000	\$28,000
9	914	68	2718 Polk Ave	40' x 100'	\$10,000	\$26,000
10	917	60	2852 Tyler Ave	20' x 100'	\$4,000	\$22,000
11	917	61	2854 Tyler Ave	20' x 100'	\$4,000	\$22,000
12	917	62	2856 Tyler Ave	20' x 100'	\$4,000	\$22,000
13	1027	4	130 N. 34th	20' x 90'	\$19,900	\$10,000
14	1333	78	1207 Whitman	13' x 95'	\$5,500	\$5,500
15	1333	79	1205 Whitman	13' x 95'	\$5,500	\$5,500
16	1343	101	1236 Whitman	13' x 97'	\$5,500	\$5,500
17	245	33	256 Walnut	16' x 95'	\$5,000	\$5,700
	245	34	258 Walnut	13' x 95'		\$7,100
18	104	20	838 Linden	14' x 85'	\$2,500	\$6,400
19	104	30	323 N. 9th	14' x 64'	\$2,500	\$5,800
20	104	32	841 Kimber	14' x 60'	\$2,500	\$5,700
21	104	34	837 Kimber	27' x 58'	\$5,000	\$7,100
22	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	