

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

**Economic Development**

**Resolution No.: 04-14-21C**

**Resolution Title:**

**Resolution Authorizing the Acquisition of Block 1220, Lot 57 of the City of Camden Tax Map by Negotiation or Use of the Eminent Domain Power if Necessary for the Redevelopment Project Located in the Admiral Wilson North Redevelopment Area**

**Project Summary:**

- The CRA is proceeding with a redevelopment project with Camden Renaissance Associates LLC (“Redeveloper”) for the redevelopment of City and DRPA properties on the north side of Admiral Wilson Boulevard (the “Project Site”).
- In a companion resolution the CRA Board is being asked to approve the assignment of the Redeveloper’s rights under the Amended and Restated Redevelopment Agreement to Matrix Admiral Wilson Development, LLC (“Matrix”) who would construct a minimum 140,000 square foot warehouse on the Project Site which is a permitted use under the Redevelopment Plan (the “Matrix Project”).
- One of the properties included in the Project Site is Block 1220, Lot 57 of the City of Camden Tax Map (“Lot 57”).
- Since at least 1989, Lot 57 has appeared in the City Tax List as owned by the City of Camden pursuant to a tax lien foreclosure judgment. Recently it has come to light that the heirs of Alfred R Pierce, Sr. or a related trust may have a claim against the title to the property that has not been extinguished.
- Lot 57 is needed to complete the assemblage of parcels required for the Matrix Project.
- This resolution would authorize the CRA to acquire any outstanding interest owned by the Pierce heirs by negotiation or if necessary by eminent domain.
- The consideration needed to acquire the Pierce interests would be paid out of the purchase price to be received for Lot 57 by the City from Matrix or by other arrangement acceptable to the CRA.
- The cost of acquiring the Pierce interests in Lot 57 (other than the consideration to be paid for the interest), whether by negotiation or use of the eminent domain power, would be paid by the Redeveloper as part of its cost agreement or would be
- paid by other arrangement acceptable to the CRA.

**Purpose of Resolution:** To authorize acquisition of title to a vacant parcel of property needed for a redevelopment project.

**Award Process:**

N/A

**Cost Not To Exceed:**

N/A

**Total Project Cost:**

TBD

**Source of Funds:**

Redeveloper's financing.

04-14-21C

**Resolution Authorizing the Acquisition of Block 1220, Lot 57 of the City of Camden Tax Map by Negotiation or Use of the Eminent Domain Power if Necessary for the Redevelopment Project Located in the Admiral Wilson North Redevelopment Area**

**WHEREAS**, the City of Camden Redevelopment Agency (“CRA”) is proceeding with a redevelopment project with Camden Renaissance Associates LLC (“Redeveloper”) for the redevelopment of City and DRPA properties and private properties located in Blocks 1198, 1201, 1208, 1209, 1210, 1212, 1213, 1214, 1219, and 1220 of the City Tax Map in the Admiral Wilson North Redevelopment Area (the Project Site); and

**WHEREAS**, in a companion resolution the CRA Board is being asked to approve the assignment of the Redeveloper’s rights under the Amended and Restated Redevelopment Agreement for the project to Matrix Admiral Wilson Development, LLC (“Matrix”) who would construct a minimum 140,000 square foot warehouse on the Project Site which is a permitted use under the Redevelopment Plan (the “Matrix Project”); and

**WHEREAS**, one of the properties included in the Project Site is a vacant parcel of land known as Block 1220, Lot 57 of the City of Camden Tax Map (“Lot 57”); and

**WHEREAS**, since at least 1989, Lot 57 has appeared in the City Tax List as owned by the City of Camden pursuant to a tax lien foreclosure judgment. Recently it has come to light that the heirs of Alfred R Pierce, Sr. or a related trust may have a claim against the title to the property that has not been extinguished; and

**WHEREAS**, Lot 57 is needed to complete the assemblage of parcels required for the Matrix Project; and

**WHEREAS**, this resolution would authorize the CRA to acquire Lot 57 and any outstanding interest owned by the Pierce heirs in Lot 57 by negotiation or if necessary by eminent domain; and

**WHEREAS**, the consideration needed to acquire the Pierce interests would be paid out of the purchase price to be received for Lot 57 by the City from Matrix or by other arrangement acceptable to the CRA; and

**WHEREAS**, the cost of acquiring the Pierce interests in Lot 57 (other than the consideration to be paid for the interest), whether by negotiation or use of the eminent domain power, would be paid by the Redeveloper as part of its cost agreement with the CRA or would be paid by other arrangement acceptable to the CRA.

**NOW, THEREFORE, BE IT RESOLVED** by governing body of the City of Camden Redevelopment Agency that the Agency is authorized to acquire title to Lot 57, including the acquisition of any interest held by the Pierce heirs, by negotiation or if necessary by eminent domain; and

**04-14-21C (cont'd)**

**BE IT FURTHER RESOLVED**, that the consideration needed to acquire Lot 57 and the Pierce interests would be paid out of the purchase price to be received for Lot 57 by the City from Matrix or by other arrangement acceptable to the CRA; and

**BE IT FURTHER RESOLVED**, that cost of acquiring Lot 57 and the Pierce interests (other than the consideration to be paid for the interest), whether by negotiation or use of the eminent domain power, would be paid by the Redeveloper as part of its cost agreement with the CRA or would be paid by other arrangement acceptable to the CRA; and

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

04-14-21 C (cont'd)

ON MOTION OF: **Maria Sharma**

SECONDED BY: **Jose Javier Ramos**

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

*Jan K. Leonard*

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Ian K. Leonard  
Vice Chairperson

ATTEST:

  
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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