

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

**RAMP**

**Resolution No.: 01-15-25B**

**Resolution Title:**

**Resolution Authorizing the Sale of 213 York Street Designated as Block 18, Lot 80 of the City of Camden Tax Map to the Adjacent Property Owner at 211 York Street in the North Camden Neighborhood for Fair Market Value**

**Project Summary:**

- CRA owns a vacant structure known as 213 York Street and designated as Block 18, Lot 80 of the City of Camden Tax Map (the "Project Site").
- BBBS Homes LLC, who owns the adjacent property owner of 211 York Street designated as Block 18, Lot 81, seeks to acquire the Project Site to renovate for residential use. Proposed improvements include complete renovation of vacant structure into high-quality single-family residence.
- This Resolution seeks to authorize the sale of the Project Site to the Redeveloper via an agreement of sale for the property's fair market value as established by a qualified appraiser, plus reasonable costs, expenses, and fees.
- Sean T. McCarthy, in a report dated December 6, 2024, determines the fair market value of the Project Site to be \$58,000.00.

**Purpose of Resolution:**

To authorize the sale of property

**Award Process:**

N/A

**Cost Not to Exceed:**

N/A

**Total Project Cost:**

\$58,000.00, plus reasonable costs, expenses, and fees

01-15-25B

**Resolution Authorizing the Sale of 213 York Street Designated as Block 18, Lot 80 of the City of Camden Tax Map to the Adjacent Property Owner at 211 York Street in the North Camden Neighborhood for Fair Market Value**

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

**WHEREAS**, CRA owns a vacant structure designated as Block 18, Lot 80 of the City of Camden Tax Map and known as 213 York Street in the Cooper Poynt census tract of the North Camden neighborhood (the "Project Site"); and

**WHEREAS** BBBS Homes LLC, the adjacent property owner, of 211 York Street designated as Block 18, Lot 81 of the City of Camden Tax Map, proposes to acquire the Project Site and complete a renovation of vacant structure into high-quality single-family residence; and

**WHEREAS**, an appraisal of the Project Site completed by Sean T. McCarthy, in a report dated December 6, 2024, determines the fair market value of the Project Site to be \$58,000.00; and

**WHEREAS**, CRA deems the proposed uses of the Project Site to be appropriate use consistent with the City of Camden zoning and that such use would facilitate area redevelopment.

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency, that the Interim Executive Director, a duly authorized representative of the Agency, is hereby authorized and directed to negotiate and enter into an Agreement of Sale with BBBS Homes LLC, to convey Block 18, Lot 80 of the City of Camden Tax Map for the purpose of renovation of the existing vacant structure into high-quality single-family residence at the property's fair market value of \$58,000.00 plus reasonable costs, expenses, and fees; and

**BE IT FURTHER RESOLVED** that this Resolution and the right to purchase the Project Site from the CRA shall expire March 31, 2025, if an acceptable Agreement of sale is not executed or extended in writing by CRA prior to such deadline; and

**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

01-15-25B (cont'd)

ON MOTION OF: Christopher Collins


SECONDED BY: Maria Sharma

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Christopher Collins	X		
Derek Davis	X		
Gilbert Harden, Sr.	X		
Tasha Gainey-Humphrey	X		
Ian K. Leonard	X		
Jose Javier Ramos			
Maria Sharma	X		

*Ian K. Leonard*

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Ian K. Leonard  
Chairperson

ATTEST:

  
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Olivette Simpson  
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



