

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

RAMP

Resolution No.: 08-12-26E

Resolution Title:

Resolution Designating Newsom Construction & Services, LLC as the Redeveloper of Certain Land Designated as Block 556, Lots 38, 39, 48 and 49 of the City of Camden Tax Map Located in the Centerville Redevelopment Area and Authorizing a Redevelopment Agreement and Cost Agreement with the Redeveloper for the New Construction of Four Residential Units

Project Summary:

- The City of Camden owns four vacant, unimproved lots consisting of 0.21 acres located in the Centerville Redevelopment Area and designated as Block 556, Lots 38, 39, 48, & 49 of the City of Camden Tax Map (the "Property").
- Newsom Construction and Services LLC proposes to acquire the Property to develop four (4) new construction residential units and offer these units for rent.
- This resolution seeks to designate Newsom Construction Services, LLC as the Redeveloper (the "Redeveloper") of the Property and to authorize a redevelopment agreement and cost agreement with the Redeveloper, including the sale of Property to the Redeveloper for a purchase price based on the property's fair market value, and the Agency's transaction costs, expenses, and fees.
- The City of Camden will consider a similar action to authorize the transfer of the Property to the CRA at the next scheduled Meeting of the City Council, and after title is transferred to the CRA, CRA will reconvey the Property by way of a redevelopment agreement to the Redeveloper.
- An appraisal report dated December 12, 2025, has determined the fair market value of the Property to be \$28,400.00 (\$7,100.00 per property).

Purpose of Resolution:

- Designate a Redeveloper
- Authorize a Cost Agreement
- Authorize a Redevelopment Agreement

Award Process:

N/A

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Cost Not To Exceed:
N/A

Total Project Cost:

Purchase Price: \$28,400.00 appraised value per/property
Estimated Total Development Cost: \$1,528,153.00

08-12-26E

Resolution Designating Newsom Construction & Services, LLC as the Redeveloper of Certain Land Designated as Block 556, Lots 38, 39, 48 and 49 of the City of Camden Tax Map Located in the Centerville Redevelopment Area and Authorizing a Redevelopment Agreement and Cost Agreement with the Redeveloper for the New Construction of Four Residential Units

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

WHEREAS, the City of Camden owns four (4) vacant unimproved lots totaling 0.21 acres in the Centerville Redevelopment Area designated as Block 556, Lot 38, 39, 48, and 49 of the City of Camden Tax Map (the "Property"); and

WHEREAS, Newsom Construction and Services LLC proposes to acquire the Property to construct four (4) new residential units, which will be offered for rent (the "Project"); and

WHEREAS, An appraisal report dated December 12, 2025, has determined the fair market value of the Property to be \$28,400.00 (\$7,100.00 per lot); and

WHEREAS, the City of Camden will consider a similar action to authorize the transfer of the Property to the CRA at the next scheduled Meeting of the City Council, and after title is transferred to the CRA, CRA will reconvey the Property by way of a redevelopment agreement to the Redeveloper for development as stated herein; and

WHEREAS, the proposed use is permitted under the Centerville Redevelopment Plan and the City and CRA deem the proposed use of the Property to be suitable and consistent with the Plan, and that it is in the best interests of the CRA and the City to facilitate the proposed redevelopment of the Project.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that Newsom Construction and Services, LLC, be designated as Redeveloper of the Property designated as Block 556, Lot 38, 39, 48, and 49 of the City of Camden Tax Map; and

BE IT FURTHER RESOLVED, this redeveloper designation shall expire on February 28, 2027, if an acceptable redevelopment agreement is not executed or if the designation is not extended in writing by the CRA prior to the deadline; and

BE IT FURTHER RESOLVED, that the Executive Director, a duly authorized representative of the Agency, is hereby authorized and directed to negotiate and enter into a Cost Agreement and a Redevelopment Agreement with the Redeveloper which will obligate the Redeveloper to pay the acquisition costs of the property designated as Block 556, Lots 38, 39, 48 and 49 of the City of Camden Tax Map for the consideration of \$28,400.00 and all other costs and fees incurred by the CRA for the project including, and without limitation, any and all professional services fees, and/or other costs and fees, and a fee for CRA's services; and

BE IT FURTHER RESOLVED that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all other documents necessary to effectuate the purposes of this resolution; and

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BE IT FURTHER RESOLVED, this resolution is conditioned upon authorization by the City of Camden as to the transfer of the Property to CRA for the Project and this resolution shall be deemed null and void if the City does not provide such authorization.

08-12-26E (cont'd)

ON MOTION OF: **Maria Sharma**

SECONDED BY: **Tasha Humphrey**

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

Ian K. Leonard

Ian K. Leonard
Chairperson

ATTEST:



Olivette Simpson
Executive Director

The above has been reviewed and approved as to form.

Mark P Asselta

Mark P. Asselta, Esq.
Board Counsel

08-12-26E (cont'd)

Exhibit A

Property List

	Block	Lot	Location	Owner
1	556	38	1800 Mulford Street	City of Camden
2	556	39	ES Mulford 20 South Central	City of Camden
3	556	48	1050 Central Avenue	City of Camden
4	556	49	1052 Central Avenue	City of Camden

Exhibit A (cont'd)

Tax Map of Block 556 Lots 38, 39, 48, & 49

