

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

**Economic Development**

**Resolution No.: 04-12-23H**

**Resolution Title:**

**Resolution Authorizing the Acceptance of Property Designated as Block 177, Lot 65 of the City of Camden Tax Map from the City of Camden and Located within the Lanning Square Redevelopment Area**

**Project Summary:**

- The City of Camden is the owner of Tax Lot 65 in Block 177, which is described as 431 Stevens Street. The Property is unimproved and approximately 2,000 square feet in size. CRA is currently the owner of eleven lots in Block 177.
- The Project Site once assembled will be sold to Cooper Health Systems, the designated Redeveloper, for fair market value as determined by appraisal or recent acquisition price.
- The assemblage and conveyance of these properties to the Redeveloper is for the proposed Ronald McDonald House relocation project (the "Redevelopment Site").
- CRA deems the proposed use of the Redevelopment Site to be consistent with the uses permitted in the Lanning Square Redevelopment Plan and development of the proposed project will further the interests of the City and its residents.
- The City by Ordinance MC-5441 has authorized the transfer of Block 177, Lot 65 to CRA for these purposes for nominal consideration.
- When the property is sold to the Redeveloper, the proceeds of sale will be paid to CRA.

**Purpose of Resolution:**

To authorize acceptance of property from the City of Camden

**Award Process:**

N/A

**Cost Not To Exceed:**

N/A

**Total Project Cost:**

N/A

**Source of Funds:**

N/A

04-12-23H

**Resolution Authorizing the Acceptance of Property Designated as Block 177, Lot 65 of the City of Camden Tax Map from the City of Camden and Located within the Lanning Square Redevelopment Area**

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

**WHEREAS**, pursuant to the Local Redevelopment and Housing Law (“LRHL”), the City Council of the City of Camden (“City Council”) has declared an area that includes Block 177 of the Camden Tax Map as an area in need of redevelopment and has adopted the Lanning Square Redevelopment Plan (“Redevelopment Plan”) for such area; and

**WHEREAS**, pursuant to the LRHL, the Redevelopment Plan designates the CRA as the redevelopment entity to implement the Redevelopment Plan; and

**WHEREAS**, Cooper Health System, the designated Redeveloper of certain property within Block 177, in cooperation with the Board and administration of the Ronald McDonald House of Southern New Jersey, proposes to construct a new Ronald McDonald House within Block 177 of the Camden Tax Map (the “Redevelopment Site”) which will allow the site of the current Ronald House to be used for the planned expansion of the Cooper hospital campus; and

**WHEREAS**, the City of Camden, the owner of Block 177, Lot 65, which is one of the lots that comprises the Redevelopment Site, desires to transfer the property by Ordinance MC-5441 to CRA for nominal consideration and CRA, in turn, will sell property to the Redeveloper for fair market value as determined by appraisal; and

**WHEREAS**, CRA is the owner of eleven lots that also comprise part of the Redevelopment Site and these lots are also proposed to be sold to the Redeveloper for fair market value as determined by appraisal or recent acquisition price; and

**WHEREAS**, the Redeveloper may also purchase other properties from private owners within the Redevelopment Site by voluntary acquisition if needed for the redevelopment project, and

**WHEREAS**, CRA deems the proposed use of the Redevelopment Site to be consistent with the uses permitted in the Redevelopment Plan and that the development of the proposed project will further the interests of the City and its residents.

**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 Agency, is hereby authorized to accept the conveyance of Block 177, Lot 65 of the City of Camden Tax Map and described as 431 Stevens Street, Camden, New Jersey from the City of Camden for nominal consideration; and

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

04-12-23H (cont'd)

ON MOTION OF: **Gilbert Harden, Sr.**


SECONDED BY: **Tasha Gainey-Humphrey**

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

*Ian K. Leonard*

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Ian K. Leonard  
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