

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

**Housing Development**

**Resolution No.: 08-13-25E**

**Resolution Title:**

**Resolution Authorizing an Amendment to Resolution 04-09-25E that Authorized a Cost Agreement and Redevelopment Agreement with Parkside Business and Community in Partnership, Inc. or its Permitted Assigns for the Haddon, Princess, and Walnut Street Redevelopment Project to Increase the Number of Townhomes and Reduce the Number of City Owned Parcels and Authorizing the Acceptance of Certain Land Designated in Block 365, Block 1285, and Block 1286 of the City of Camden Tax Map from the City of Camden for the Project**

**Project Summary:**

- Parkside Business & Community in Partnership ('PBCIP') by Resolution 04-09-25E was designated as the Redeveloper ("Redeveloper") of the Haddon, Princess and Walnut Street Redevelopment Project and a Cost Agreement and Redevelopment Agreement were authorized with the Redeveloper. The Resolution authorized the construction of 14 scattered site townhomes for sale on sites consisting of both publicly and privately land located in the Gateway and Parkside Redevelopment Plan areas (the "Project Site" described in Exhibit A).
- The Redeveloper has requested a change in the number of townhomes from 14 to up to 17 units and the number of city-owned parcels to be assembled for the Project Site from 18 to 16 lots.
- The City of Camden as the owner of Block 365, Lots 70 & 71; Block 1285, Lots 111 & 114; Block 1286, Lots 7, 8, 43, 49, 53, 54, 58, 62, 67, 76, 159, and 160 of the City of Camden Tax Map will by ordinance authorize the transfer these 16 city owned lots to the CRA for sale to the Redeveloper for redevelopment of the Project Site. The City desires 50% of the proceeds of sale at the time settlement.
- The proposed use is consistent with the uses permitted in the Gateway and Parkside Redevelopment Plans.

**Purpose of Resolution:**

1. To amend a prior resolution to make changes to a redevelopment project.
2. To authorize acceptance of property from the City of Camden.

**Award Process:**

N/A

**Cost Not To Exceed:**

N/A

**Total Project Cost:**

TBD

**Resolution Authorizing an Amendment to Resolution 04-09-25E that Authorized a Cost Agreement and Redevelopment Agreement with Parkside Business and Community in Partnership, Inc. or its Permitted Assigns for the Haddon, Princess, and Walnut Street Redevelopment Project to Modify the Number of Townhomes and Reduce the Number of City Owned Parcels and Authorizing the Acceptance of Certain Land Designated in Block 365, Block 1285, and Block 1286 of the City of Camden Tax Map from the City of Camden for Redevelopment of the Project**

**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 Parkside Redevelopment Plan and Gateway Redevelopment Plan designated the CRA to implement the Redevelopment Plan and thereby authorized the CRA to enter into agreements with redevelopers to undertake redevelopment projects forming a part of and in furtherance of the Redevelopment Plan; and

**WHEREAS**, the CRA by Resolution 04-09-25E designated Parkside Business & Community In Partnership (‘PBCIP’) as the Redeveloper (“Redeveloper”) of the Haddon, Princess and Walnut Street Redevelopment Project and authorized a Redevelopment Agreement and Cost Agreement with the Redeveloper, and

**WHEREAS**, Resolution 04-09-25E authorized the construction of 14 scattered site townhomes for sale on sites consisting of both publicly and privately land located in the Gateway and Parkside Redevelopment Plan areas (the “Project Site”) as fully described in Exhibit A); and

**WHEREAS**, the Redeveloper has requested a change in the number of townhomes to be constructed from 14 to up to 17 units and the number of city-owned parcels for the Project Site from 18 to 16 lots; and

**WHEREAS**, the City of Camden as the owner of Block 365, Lots 70 & 71; Block 1285, Lots 111 & 114; Block 1286, Lots 7, 8, 43, 49, 53, 54, 58, 62, 67, 76, 159, and 160 of the City of Camden Tax Map desires to authorize and transfer by ordinance such city owned property to the CRA for sale to the Redeveloper for redevelopment of the Project Site; and

**WHEREAS**, a condition of CRA’s sale of the property to the Redeveloper is that 50% of the sale proceeds be returned to the City at the time of closing; and

**WHEREAS**, CRA deems the proposed residential use of the Project Site to be appropriate and consistent with the Parkside and Gateway Redevelopment Plans and that it is in the best interests of the CRA and the City to facilitate development of the proposed project.

**NOW THEREFORE BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency, that Resolution 04-09-25E is hereby amended to change the number of townhomes to be constructed by the Redeveloper from 14 to up to 17 units and the number of city-owned parcels to be acquired for the Project Site from 18 to 16 lots; and

**08-13-25E**

**BE IT IS FURTHER RESOLVED** that the Executive Director, a duly authorized representative of the Agency, is hereby authorized and directed to negotiate and enter into a Redevelopment Agreement and Cost Agreement with the Parkside Business & Community in Partnership, Inc. and/or its permitted assignee for the Haddon, Princess and Walnut Street Redevelopment Project that includes the terms of Resolution 04-09-2025E as modified by the terms of this Resolution; and

**BE IT IS FURTHER RESOLVED** that the Executive Director, is hereby authorized and directed to accept the City of Camden's transfer of title to Block 365, Lots 70 & 71; Block 1285, Lots 111 & 114; Block 1286, Lots 7, 8, 43, 49, 53, 54, 58, 62, 67, 76, 159, and 160 designated on the City of Camden Tax Map for the sale of such Property to the Redeveloper to further the purposes of redevelopment of the Project Site; and

**BE IT IS FURTHER RESOLVED** that the City of Camden is to receive fifty percent (50%) of the sales proceeds for the City owned properties at the time of closing; and

**BE IT IS FURTHER RESOLVED** that the Executive Director, a duly authorized representative of the City of Camden Redevelopment Agency, 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.

08-13-25E (cont'd)

ON MOTION OF:     **Maria Sharma**

SECONDED BY:     **Derek Davis**

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

***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***

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Mark P. Asselta, Esq.  
Board Counsel

**EXHIBIT A**  
**PROPERTY LIST**

#	Neighborhood	Block	Lot	Address	Owner
1	Gateway	365	6	919 Princess Ave	Publicly Owned (CSSD)
2	Gateway	365	68	932 Haddon Ave	Privately Owned
3	Gateway	365	69	934 Haddon Ave	Privately Owned
4	Gateway	365	70	936 Haddon Ave	Publicly Owned (City)
5	Gateway	365	71	938 Haddon Ave	Publicly Owned (City)
6	Gateway	365	72	940 Haddon Ave	Privately Owned
7	Parkside	1285	103	1030 Princess Ave	Privately Owned
8	Parkside	1285	111	1046 Princess Ave	Publicly Owned (City)
9	Parkside	1285	114	1052 Princess Ave	Publicly Owned (City)
10	Parkside	1286	7	1208 Walnut Ave	Publicly Owned (City)
11	Parkside	1286	8	1206 Walnut Ave	Publicly Owned (City)
12	Parkside	1286	43	1068 Haddon Ave	Publicly Owned (City)
13	Parkside	1286	49	1015 Princess Ave	Publicly Owned (City)
14	Parkside	1286	53	1023 Princess Ave	Publicly Owned (City)
15	Parkside	1286	54	1025 Princess Ave	Publicly Owned (City)
16	Parkside	1286	58	1033 Princess Ave	Publicly Owned (City)
17	Parkside	1286	62	1041 Princess Ave	Publicly Owned (City)
18	Parkside	1286	67	1051 Princess Ave	Publicly Owned (City)
19	Parkside	1286	72	1061 Princess Ave	Privately Owned
20	Parkside	1286	76	1069 Princess Ave	Publicly Owned (City)
21	Parkside	1286	159	Rear 1066 Haddon Ave	Publicly Owned (City)
22	Parkside	1286	160	Rear 1068 Haddon Ave	Publicly Owned (City)

EXHIBIT A (cont'd)

AERIAL PHOTO

