

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Executive Office

Resolution No.: 02-10-21A

Resolution Title:
Resolution Authorizing the Public Sale of Certain CRA Owned Properties and Establishing the Minimum Bids, Conditions and Restrictions for the Public Sale

Project Summary:

1. CRA seeks to sell certain CRA properties at public sale to the highest bidder subject to certain minimum bid requirements, conditions and restrictions.
2. See Exhibit A for list of properties

Purpose of Resolution:

To expose for public sale certain CRA owned properties

Award Process:

Minimum bid with conditions

Cost Not to Exceed:

N/A

Total Cost:

TBD

Source of Funds:

Bidders' Funds

02-10-21A

Resolution Authorizing the Public Sale of Certain CRA Owned Properties and Establishing the Minimum Bids, Conditions and Restrictions for the Public Sale

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

WHEREAS, the CRA desires to sell certain properties owned by the CRA that are not needed for public use, at a public sale to the highest bidders after public advertisement pursuant to N.J.S.A. 40A:12-13 et seq.; and

WHEREAS, the properties that are to be sold at the public auction are located in the City and County of Camden and State of New Jersey and are set forth in Exhibit A; and

WHEREAS, the sale of properties shall be subject to the minimum bid requirements, conditions and restrictions as set forth in this resolution.

NOW THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency, that the properties set forth in Exhibit A are not needed for public use and shall be sold at a public auction sale held in accordance with N.J.S.A. 40A:12-13 et seq to the highest bidder; and

BE IT FURTHER RESOLVED that the public sale of properties authorized by this resolution shall be subject to the following terms and conditions:

1. The auction sale shall take place on a date fixed by the Interim Executive Director after public advertisement as required by N.J.S.A. 40A:12-13 et seq.
2. The auction sale shall take place at the Camden City Council Chambers, 2nd Floor, City Hall, Camden, New Jersey.
3. Each property shall be sold separately.
4. The minimum bid requirements for each property are set forth in Exhibit A. No property shall be sold for less than the minimum bid set forth in Exhibit A.
5. No property sold shall be used as a used car lot, junk yard or for any other purpose which is dangerous or emits offensive odors or noises.
6. All properties sold shall be sold subject to any and all ordinances of the City of Camden passed and prior to the date of the delivery of the deed therefore.

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7. Properties one (1) through nine (9) as set forth in Exhibit A shall be required to be rehabilitated for residential use only and a certificate of occupancy shall be obtained from the City of Camden for such improvements within two (2) years of the date of the deed of conveyance of the property to the buyer.
8. Properties ten (10) through twenty (20) as set forth in Exhibit A shall be acquired as vacant land and where applicable, fencing and landscaping shall be installed and such improvements shall be made within one (1) year of the date of the deed of conveyance of the property to the buyer.
9. All properties are to conform to all City of Camden planning and zoning requirements.
10. All sales shall be subject to such right of reverter to the CRA, if any as determined by the Interim Executive Director if the conditions of sale are not satisfied by the buyer.
11. The Interim Executive Director shall be authorized to withdraw one or more properties from the list of properties for sale at any time prior to the commencement of the auction sale.
12. Such other terms and conditions not inconsistent with the above terms and conditions as determined by the Interim Executive Director of the Agency.

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

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ON MOTION OF: Jose Javier Ramos

SECONDED BY: Gilbert Harden, Sr.

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

Jan K. Leonard

Ian K. Leonard
Vice Chairperson

ATTEST:



Olivette Simpson
Interim Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta

Mark P. Asselta, Esq.
Board Counsel

**EXHIBIT A
PROPERTY LIST**

Structures					
#	Block	Lot	Address	Dimensions	Minimum Bid
1	290	39	577 Pine	14' x 64'	\$11,100
2	1328	41	1165 Whitman Ave	13' x 97'	\$10,700
3	1333	60	1245 Whitman Ave	20' x 49'	\$11,000
4	1350	60	1328 Thurman St	21' x 100'	\$13,400
5	1343	150	1482 Louis St	13' x 83'	\$10,000
6	1355	66	1244 Chase St	23' x 100'	\$13,000
7	208	44	527 Broadway	21' x 115'	\$102,800
8	18	80	213 York St	20' x 80'	\$11,200
9	1357	28	1566 Norris St	14' x 77'	\$8,400

Vacant Lots

#	Block	Lot	Address	Dimensions	Minimum Bid
10	914	5	2716 Polk Ave	40' x 100'	\$28,000
11	914	68	2718 Polk Ave	40' x 100'	\$26,000
12	917	60	2852 Tyler Ave	20' x 100'	\$22,000
13	917	61	2854 Tyler Ave	20' x 100'	\$22,000
14	917	62	2856 Tyler Ave	20' x 100'	\$22,000
15	245	33	256 Walnut	16' x 95'	\$5,700
	245	34	258 Walnut	13' x 95'	
16	104	20	838 Linden	14' x 85'	\$6,400
17	104	30	323 N. 9th	14' x 64'	\$5,800
18	104	32	841 Kimber	14' x 60'	\$5,700
19	104	34	837 Kimber	27' x 58'	\$7,100
20	105	60	923 Kimber	14' x 66'	\$110,000
	105	69	914 Linden	78' x 76'	
	105	73	922 Linden	13' x 76'	
	105	74	924 Linden	13' x 76'	
	105	75	926 Linden	13' x 76'	
	105	76	928 Linden	13' x 76'	
	105	77	930 Linden	13' x 76'	
	105	78	932 Linden	13' x 76'	
	105	79	934 Linden	13' x 76'	
	105	80	936 Linden	13' x 76'	
	105	81	938 Linden	13' x 76'	
	105	82	940 Linden	13, x 72'	
	105	83	942 Linden	13' x 71'	
	105	84	944 Linden	13' x 71'	
	105	85	946 Linden	13' x 71'	
	105	86	948 Linden	13' x 71'	
	105	87	950 Linden	13' x 71'	
	105	88	952 Linden	13' x 71'	
	105	89	331 N. 10th	14' x 83'	
	105	90	329 N. 10th	14' x 83'	
	105	91	327 N. 10th	13' x 83'	
	105	93	323 N. 10th	14' x 83'	