

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

RAMP

Resolution No.: 09-08-21D

Resolution Title:

Resolution Designating Jose A. Espinal, as Redeveloper of 919 N. 20th (Block 853, Lot 56 of the City of Camden Tax Map) Located in the Cramer Hill Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper

Project Summary:

- CRA owns a vacant lot identified as Block 853, Lot 56, also known as 919 N. 20th street, located within the Cramer Hill Redevelopment area (the “Property”).
- This Resolution seeks to designate Jose A. Espinal, as redeveloper of the Property and convey the parcel to the redeveloper via a redevelopment agreement for the fair market value of the Property, plus reasonable costs, expenses, and a redevelopment fee.
- The redeveloper secured an appraisal report prepared, by Barry Levine, dated March 01, 2020 which determined the fair market value of the Property to be \$7,000.00.
- The redeveloper proposes to improve the Property for use as a fenced side yard adjacent to the redeveloper’s dwelling.

Purposes of Resolution:

To designate a redeveloper and authorize a redevelopment agreement

Award Process:

N/A

Cost Not to Exceed:

N/A

09-08-21D

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

WHEREAS, the City Council of the City of Camden (“City Council”) adopted, in accordance with the Local Redevelopment and Housing Law, the Cramer Hill Redevelopment Plan (the “Plan”) as to certain land within the City more particularly described therein (the “Redevelopment Area”); and

WHEREAS, City Council designated the CRA as the redevelopment entity pursuant to the Redevelopment Law to implement redevelopment plans and carry out redevelopment projects within the Redevelopment Area; and

WHEREAS, the Plan authorizes the CRA to designate and enter into agreements with redevelopers to undertake a redevelopment project forming a part of or in furtherance of the Plan; and

WHEREAS, CRA is the owner of Property designated as Block 853, Lot 56 of the Tax Map of the City of Camden and described as 919 N. 20th Street, which is a vacant lot (the “Property”); and

WHEREAS, Jose A. Espinal is the owner of residential property that is adjacent to the Property and would like to purchase the Property for use as a side yard; and

WHEREAS, use of property as a side yard is a permitted use under the Cramer Hill Redevelopment Plan; and

WHEREAS, CRA deems the proposed use of the Property to be an appropriate use that is consistent with the Plan and that is in the best interest of the CRA and the City to facilitate the proposed redevelopment of the Property.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that Jose A. Espinal is hereby designated as the redeveloper of the Property which designation shall expire March 31, 2022 if an acceptable redevelopment agreement is not executed or if the designation is not extended in writing by CRA prior to such deadline; and

BE IT FURTHER RESOLVED that the Interim Executive Director, a duly authorized representative of the City of Camden Redevelopment Agency, is hereby authorized to enter into and perform the obligations under a redevelopment agreement with the Redeveloper that provides for the sale of the Property to the Redeveloper for the negotiated value of \$7,000.00 including reasonable costs and expenses incurred by the CRA and a redevelopment fee.

BE IT FUTHER RESOLVED that the Interim 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.

09-08-21D (cont'd)

ON MOTION OF: Ian K. Leonard


SECONDED BY: Maria Sharma

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

Marilyn Torres

Marilyn Torres
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
PROJECT SUMMARY
919 N. 20th street (Block 853, Lot 56), Camden, NJ 08105

Name of Redeveloper/Purchaser: Jose A. Espinal
Redevelopment Area: Cramer Hill Redevelopment Area
CRA Property: Block 853, Lot 56 (919 N. 20th street)

Work Commencement Deadline: 30-days after title closing
Work Completion Deadline: 12 months
Purchase Price: \$7,000 negotiated price

Development Budget

SOURCES

Cash (NJ State Pension): \$7,000
Home Depot Credit Line \$6,000

USES

Acquisition \$7,000
Legal \$750
Redevelopment Fee \$700
Fence Installation \$1,000
Landscaping \$941.00

Total Development Cost: \$10,191

Additional Fees: A redevelopment fee (\$750.00) and CRA's reasonable legal fees (\$750.00)

Closing Date: On or before March 31, 2022

1. Description of Redevelopment Project:

- a. CRA is the owner of Block 853, Lot 56 as designated of the Tax Map of the City of Camden and described as 919 N. 20th street, Camden, New Jersey 08105.
- b. Property is a vacant lot.
- c. Redeveloper will engage a contractor to be responsible for securing all necessary City of Camden permits and approvals.
- d. Redeveloper has evidenced the financial capacity to implement the improvements proposed.

09-08-21D (cont'd)

2. Possible Board Conditions:

- a. CRA will monitor progress made during completion of the improvements.
- b. A deed restriction requiring the improvements to be completed within 12-months from the date of title closing or the Property will revert to CRA.

Exhibit B
Aerial View of Site

