

TRANSFORMING NEIGHBORHOODS: MOVING CAMDEN FORWARD

# BUSINESS GROWTH & DEVELOPMENT TEAM FORUM

APRIL 14, 2011

MAYOR DANA L. REDD  
CITY OF CAMDEN





*“...we are ready to move Camden to the next level – not next year, not six months from now, but **today.**”*



*equity.  
consistency.  
alignment.*



BUSINESS GROWTH & DEVELOPMENT TEAM  
**MISSION STATEMENT**

*“The City will work closely with all community based organizations, community development corporations, businesses, residents and other stakeholders to leverage all applicable technologies, tools and resources to implement comprehensive economic development consistent with the City of Camden Master Plan, Redevelopment and/or Neighborhood Plans.”*



## BUSINESS GROWTH & DEVELOPMENT TEAM GOALS & OBJECTIVES

- Revitalization of neighborhoods
- Public safety
- Improved quality of life
- Increased revenue/ratables
- Job creation
- New business
- Increased home ownership
- New & restored housing units





ORGANIZATIONAL CHART  
**BUSINESS GROWTH & DEVELOPMENT TEAM**

OFFICE OF THE MAYOR  
CITY OF CAMDEN



OMBUDSMAN

VINCE BASARA  
Ombudsman, City of Camden



ORGANIZATIONAL CHART

# BUSINESS GROWTH & DEVELOPMENT TEAM

OFFICE OF THE MAYOR  
CITY OF CAMDEN

MARC RIONDINO  
City Attorney, City of Camden

OMBUDSMAN

BUSINESS GROWTH & DEVELOPMENT TEAM

LAW DEPARTMENT

FINANCE

PUBLIC  
WORKS

CODE  
ENFORCEMENT

PLANNING &  
DEVELOPMENT

POLICE  
DEPT.

FIRE  
DEPT.



*equity.*

A TRANSPARENT PROCESS FOR ALL STAKEHOLDERS

- Standard process and procedures for economic development
- Transparency for all stakeholders
- Accountability for government and community organizations



# *consistency.*

WORKING TOWARDS IDENTIFIED GOALS

Requests from interested parties relative to the acquisition of vacant properties for development or redevelopment purposes must comply and be consistent with the following policy documents approved by the Planning Board and City Council:

- Master Plan
- Redevelopment Plan
- Neighborhood Plan
- Zoning Plan
- Capital Improvement Budget and Plan



# *alignment.*

MOVING FORWARD, TOGETHER

COORDINATION: amongst government agencies

COLLABORATION: “One City, One Vision” for Moving Camden Forward

- Commercial Development
- Housing Development
- Open Space Greening
- Jobs Creation
- Brownfield Redevelopment

PERFORMANCE MEASURES: ratable revenue generation and improved quality of life for City residents and businesses



## BENEFITS OF TLFC PORTFOLIO

*Marc Riondino, City Attorney*

- City will have control over liens
- Larger inventory for redevelopment
- Increased revenue
- City will be able to accept properties in lieu of foreclosure
- Ability to assign more liens
- Increased accessibility for taxpayers





# ABANDONED PROPERTY TOOLKIT

*Marc Riondino, City Attorney*



- Accelerated tax foreclosure
- Special tax sale
- Spot blight eminent domain
- Vacant property receivership

## OTHER REDEVELOPMENT TOOLS:

- Tax foreclosure
- Tax sales (revenue enhancement)
- Public purpose eminent domain
- Redevelopment plan/eminent domain
- RFP Targeted Neighborhood Initiative



## ABANDONED PROPERTY IDENTIFICATION SYSTEM

*Marc Riondino, City Attorney*

- 1 **Submit Request**
- 2 **Officer evaluates property**  
30 day response for listing or denying
- 3 **If listed, property is published in the paper and notifies property owners**
- 4 **List gets updated monthly with eligible properties, which are sent to Ombudsman for review and publication.**
- 5 **Owner given 30 days to appeal. If appeal denied, property owner may appeal to Superior Court.**

Once appeals are exhausted, denied, or uncontested property gets listed.



PROJECT DEVELOPMENT  
*Vince Basara, Ombudsman*

1 Completion of the  
BG&D Inquiry Form



2a

**GENERAL INQUIRY**

Request is referred to appropriate staff/agency



**PROPOSAL**

2 Submit formal Developers Questionnaire/Needs Assessment Form/  
Required Attachments

3 Submission of Formal Proposal to Ombudsman

4 BGDT review proposal and make a recommendation

5 Letter is issued by BGDT to accept or decline proposal



**30**  
days