

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

Economic Development

Resolution No.: 09-05-12A

Resolution Title:

**Resolution Authorizing the Camden Redevelopment Agency to Accept a Grant  
from the Hazardous Discharge Site Remediation Fund for Remedial Action  
at the Harrison Avenue Landfill (#P37528)**

Project Summary:

- The CRA is working with The Salvation Army to remediate a 24-acre portion of the Harrison Avenue Landfill for the development of the Kroc Community Center.
- The CRA has submitted an application to the NJ Hazardous Discharge Site Remediation Fund in the amount of \$2,021,394.00 for Remedial Action.
- This grant, approved will bring the total HDSRF Remedial Action funds committed to the Kroc Center project to \$14,937,696.
- This grant requires a 25% match (\$673,798). The CRA is in discussions with The Salvation Army and the NJ Department of Environmental Protection regarding the match.

Purpose of Resolution:

To accept a grant.

Award Process: N/A

Cost Not To Exceed:

\$2,021,394.00

Total Project Cost:

\$73.0 million

Source of Funds:

HDSRF grant

09-05-12A

**Resolution Authorizing the Camden Redevelopment Agency to Accept a Grant  
from the Hazardous Discharge Site Remediation Fund for Remedial Action  
at the Harrison Avenue Landfill (#P37528)**

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

**WHEREAS** , to this end the CRA has entered into a Redevelopment Agreement and a Remedial Work Management Agreement with The Salvation Army (“TSA”) to develop the Kroc Community Center on a portion of the Harrison Avenue Landfill (“The TSA Parcel”); and

**WHEREAS**, the CRA is obligated to seek funding from the Hazardous Discharge Site Remediation Funding (HDSRF) to remediate the TSA Parcel prior to construction; and

**WHEREAS**, HDSRF provides grants to municipalities and qualifying agencies for environmental investigation and remediation;

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency that the Executive Director of the Agency, a duly authorized representative is hereby authorized to accept a Hazardous Discharge Site Remediation Grant #P37528 for Remedial Action on the TSA Parcel in an amount not exceed \$2,021,394.00; and

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

09-05-12A (cont'd)

ON MOTION OF:

SECONDED BY:

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Vance Bowman			
Kenwood Hagamin, Jr.			
Bryan Morton			
Gloria Pena			
Louis Quinones			
Melinda Sanchez			
Jose Vazquez			

~~Vance Bowman~~  
Chairman

ATTEST:

\_\_\_\_\_  
Saundra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.

\_\_\_\_\_  
Mark P. Asselta, Esq.  
Board Counsel

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

Economic Development

Resolution No.: 09-05/12B

Resolution Title:

**Resolution Authorizing the Camden Redevelopment Agency to Accept  
Technical Assistance from the New Jersey Institute of Technology  
Technical Assistance for Brownfield Communities Program  
for the Preparation of a Five-Year Comprehensive Brownfields Strategic Plan**

Project Summary:

- NJIT operates the Technical Assistance for Brownfield Communities (TAB) Program, funded by a grant from the US Environmental Protection Agency (EPA).
- TAB will review existing environmental files and develop a list of top 25 priority sites around the city based upon redevelopment and community impact potential.
- The plan will assist the CRA in aligning environmental investment opportunities with state and city priorities and will serve to ensure the highest probability of successful economic development

Purpose of Resolution:

Accept no-cost technical assistance

Award Process: N/A

Cost Not To Exceed: \$0

Total Project Cost: N/A

Source of Funds: US EPA grant to NJIT

09-05-12B

**Resolution Authorizing the Camden Redevelopment Agency to Accept  
Technical Assistance from the New Jersey Institute of Technology  
Technical Assistance for Brownfield Communities Program  
for the Preparation of a Five-Year Comprehensive Brownfields Strategic Plan**

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

**WHEREAS**, the CRA, as a part of its redevelopment duty, manages and operates the City of Camden's Brownfield Program through a Shared Services Agreement; and

**WHEREAS**, the New Jersey Institute of Technology Technical Assistance for Brownfield Communities (NJIT TAB) has proposed to prepare a Five-Year Comprehensive Brownfields Strategic Plan for the CRA at no cost to the CRA ; and

**WHEREAS**, it is in the best interest of the CRA to accept the proposal of the NJIT TAB because it will assist the CRA in the management and operation of the Brownfield Program.

**NOW THEREFORE BE IT RESOLVED**, by the governing body of the Camden Redevelopment Agency that the Executive Director of the Agency, a duly authorized representative is hereby authorized to enter into agreement with the New Jersey Institute of Technology Assistance for Brownfield Communities to prepare a Five-Year Comprehensive Brownfields Strategic Plan at no cost to the CRA as set forth above; and

**BE IT FURTHER RESOLVED**, that the 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.

**09-05-12B (cont'd)**

ON MOTION OF:

SECONDED BY:

<b>COMMISSIONER</b>	<b>AYES</b>	<b>NAYS</b>	<b>ABSTENTIONS</b>
Vance Bowman			
Kenwood Hagamin, Jr.			
Bryan Morton			
Gloria Pena			
Louis Quinones			
Melinda Sanchez			
Jose Vazquez			

\_\_\_\_\_  
Vance Bowman  
Chairman

ATTEST:

\_\_\_\_\_  
Saundra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.

\_\_\_\_\_  
Mark P. Asselta, Esq.  
Board Counsel

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

Economic Development

Resolution No.: 09-05-12C

Resolution Title:

**Resolution Authorizing the Camden Redevelopment Agency to Enter into  
Amendment #1 to a Professional Service Agreement with Dresdner Robin  
to Provide Environmental Construction Support Services in Connection with the  
Remediation of the ABC Barrel Company Site**

Project Summary:

- ABC Barrel Company Site is located at 314-322 North Front Street (Block 62 Lots 38 and 44).
- Proposed site of Cooper Grant Homes Phase II, a development of 10 market-rate, for sale townhomes.
- CRA is working in cooperation with Cooper Grant Neighborhood Association to remediate and redevelop the Site.
- The CRA has received three US EPA Brownfield Cleanup Grants totaling \$600,000 to partially fund the remediation.
- The CRA was also awarded a Brownfields Initiative Grant in the amount of \$800,000.
- Dresdner Robin is providing the CRA with remedial design, bid and specification preparation, bid and award assistance, oversight during remediation and reporting and project close-out.
- Since original services agreement was authorized the NJ DEP has instituted the Licensed Site Remediation Professional (LSRP) Program which requires additional forms and documentation to be submitted.
- Dresdner Robin has proposed an addition \$6,200 to undertake the additional services necessary to meet the requirements of the LSRP.

Purpose of Resolution:

Authorize a professional services agreement

Award Process:

N/A

Cost Not To Exceed:

\$82,196.00

Original Contract Amount \$68,796.00

Amendment #1	<u>13,400.00</u>
Amended Contract Amount	\$82,196.00
Total Increase : 19%	
09-05-12C (cont'd)	
Total Project Cost: \$1.4 million (estimated remediation only)	
Source of Funds: US EPA Brownfield Cleanup Grant	



09-05-12C

**Resolution Authorizing the Camden Redevelopment Agency to Enter into  
Amendment #1 to a Professional Service Agreement with Dresdner Robin  
to Provide Environmental Construction Support Services in Connection with the  
Remediation of the ABC Barrel Company Site**

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

**WHEREAS**, the CRA, acting in its capacity as implementer of the Downtown Redevelopment Plan and as manager of the Camden Brownfield Program, is working with the Cooper Grant Neighborhood Association to remediate and redevelop the ABC Barrel Company Site (Site) as Cooper Grant Homes Phase II, which will consist of ten market rate, for sale townhomes; and

**WHEREAS**, the Site is located at 314-322 North Front Street (Block 62 Lots 38 and 44) in the Cooper Grant Neighborhood; and

**WHEREAS**, the CRA has received three US Environmental Protection Agency (US EPA) Brownfield Cleanup Grants totaling \$600,000 to partially fund the remediation of the Site; and

**WHEREAS**, the CRA has received a Brownfields Initiatives Grant totally \$800,000 to remediate sites; and

**WHEREAS**, the CRA by Resolution 11-02-11C A authorized a Professional Services Agreement with Dresdner Robin for an amount not to exceed \$68,796.00 to provide Environmental Construction Support Services in connection with the remediation of the ABC Barrel Company Site; and

**WHEREAS**, since the original services were procured, the New Jersey Department of Environmental Protection (DEP) has instituted the Licensed Site Remediation Professional (LSRP), which requires the submission of additional forms and documentation not included in the original Scope of Services; and

09-05-12C (cont'd)

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the Camden Redevelopment Agency that the Executive Director, a duly authorized representative of the Camden Redevelopment Agency is hereby authorized to enter into Amendment #1 to a Professional Services Agreement with Dresdner Robin to provide additional Environmental Construction Support Services required by the LSRP Program in an amount of \$13,400.00, for an Amended Contract Amount of \$82,196.00, and

**BE IT FURTHER RESOLVED**, that the 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.

ON MOTION OF:

SECONDED BY:

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Vance Bowman			
Kenwood Hagamin, Jr.			
Bryan Morton			
Gloria Pena			
Louis Quinones			
Melinda Sanchez			
Jose Vazquez			

\_\_\_\_\_  
Vance Bowman  
Chairman

ATTEST:

\_\_\_\_\_  
Saundra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.

\_\_\_\_\_  
Mark P. Asselta, Esq.  
Board Counsel

## RESOLUTION SUMMARY

Housing

Resolution No.: **09-05-12D**

Resolution Title:

**Resolution Authorizing a Contract between the Camden Redevelopment Agency  
and Wm. Hargrove Co. for Demolition Services Funded under  
the American Recovery and Reinvestment Act**

Project Summary: In January 2010, CRA was awarded a \$11.9 Million grant under HUD's Neighborhood Stabilization Program 2 (NSP 2), which is funded through the American Recovery and Reinvestment Act. CRA is administering the implementation of the NSP 2 grant so as to stabilize NSP 2 targeted neighborhoods in the City of Camden through certain redevelopment activities, including housing redevelopment and the demolition of blighted structures.

1. CRA proposes the demolition of eight (8) vacant residential structures that are located on CRA-owned properties. The eight properties are listed on Exhibit A. All listed structures are vacant and have been determined by the City's Construction Code Official to be unsafe structures, and as such, under NSP 2 regulations they are considered "blighted structures" and the cost of demolition is an eligible NSP 2 funded activity.
2. On July 26, 2012, the CRA issued an Invitation to Bid in accordance with the requirements of the Local Public Contracts Law. The bid opening date was August 10, 2012.
3. Wm. Hargrove Demolition Co. was the lowest responsive bidder for the scope of the work advertised at a cost of \$ 73,920.00 for the demolition of eight (8) structures.

**Purpose of Resolution:**

To authorize a contract between CRA and Wm. Hargrove Demolition Co.

09-05-12D (cont'd)

**Award Process:**

CRA Issued an IFB for demolition services.

**Cost Not To Exceed:**

\$ 73,920.00 Eligible costs under NSP 2 Grant

**Total Project Cost:** \$ 73,920.00

09-05-12D

**Resolution Authorizing a Contract between the Camden Redevelopment Agency  
and Wm. Hargrove Co. for Demolition Services Funded under  
the American Recovery and Reinvestment Act**

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

**WHEREAS**, the Department of Housing and Urban Development (“HUD”), in January 2010, awarded CRA a \$11.9 Million grant under its Neighborhood Stabilization Program 2 (“NSP 2”), which is funded through the American Recovery and Reinvestment Act; and

**WHEREAS**, CRA is administering the implementation of the NSP 2 Program grant so as to stabilize NSP 2 targeted neighborhoods in the City of Camden through certain redevelopment activities, including housing redevelopment and related activities, and the demolition of blighted structures; and

**WHEREAS**, the City of Camden’s Construction Code Official has issued Notices of Unsafe Structure for eight (8) structures that are owned by the CRA, which under NSP 2 regulations constitutes a “blight” determination by the City, thereby making these structures eligible for demolition funds under the NSP 2 Program; ; and

**WHEREAS**, the eight (8) structures sought to be demolished are located on the property list , in Exhibit A attached hereto; and

**WHEREAS**, all of the properties listed on Exhibit A are located within the Cooper/Lanning area of the City, which is a designated NSP 2 target area and has been determined to be an area in need of redevelopment by the City of Camden, and as such the costs to demolish these blighted structures is deemed an eligible activity under the NSP 2 grant; and

**WHEREAS**, a contractor is needed to provide demolition services to CRA; and



09-05-12D

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

	<b>Address</b>	<b>Street</b>	<b>Block</b>	<b>Lot</b>	<b>Census Tract</b>	<b>NSP 2 Target Area</b>
1	413	Berkley Street	185	29	6003	Cooper Plaza
2	415	Berkley Street	185	28	6003	Cooper Plaza
3	417	Berkley Street	185	27	6003	Cooper Plaza
4	419	Berkley Street	185	26	6003	Cooper Plaza
5	421	Berkley Street	185	25	6003	Cooper Plaza
6	423	Berkley Street	185	24	6003	Cooper Plaza
7	425	Berkley Street	185	23	6003	Cooper Plaza
8	427	Berkley Street	185	22	6003	Cooper Plaza

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

Housing

Resolution No.: 09-05-12E

Resolution Title:

**Resolution Authorizing the Camden Redevelopment Agency to Enter into  
a Professional Service Agreement with Parker & Partners  
Marketing Resources, LLC in the Amount of \$59,750.00  
to Develop a Marketing Campaign and Materials  
for the Neighborhood Stabilization Program 2**

Project Summary:

1. In January 2010, CRA was awarded a \$11.9 Million grant under HUD's Neighborhood Stabilization Program 2 ("NSP 2"), which is funded through the American Recovery and Reinvestment Act. CRA is administering the implementation of the NSP 2 Program and funds to stabilize targeted neighborhoods in the City of Camden through certain redevelopment activities, including the development of single family homes for sale to qualified purchasers.
2. The CRA's NSP 2 grant includes the development and sale of 55 residential units to families earning up to 120% of the areas' median income (approximately \$95,000.00). These residential units will be developed within the Cooper/Lanning and North Camden areas of the City, which are designated by HUD as NSP 2 target areas.
3. On June 2, 2012 CRA issued a Request for Proposals in accordance with the New Jersey Local Public Contracts Law.
4. Parker & Partners Marketing Resources, LLC submitted the most responsive proposal for the scope of work advertised at a cost not to exceed \$59,750.00.

Purpose of Resolution:

To authorize a professional services agreement

Award Process:

Request for Proposals

Cost Not To Exceed:

\$59,750.00

Source of Funds:

Neighborhood Stabilization Program 2 grant funds



09-05-12E

**Resolution Authorizing the Camden Redevelopment Agency to  
Enter into a Professional Service Agreement with Parker & Partners Marketing Resources,  
LLC in the Amount of \$59,750.00 to Develop a Marketing Campaign and Materials  
for the Neighborhood Stabilization Program 2**

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

**WHEREAS**, the Federal Department of Housing and Urban Development (“HUD”), in February 2010, awarded CRA a \$11.9 Million grant its Neighborhood Stabilization Program (“NSP 2”), which is funded through the American Recovery and Reinvestment Act of 2009; and

**WHEREAS**, the CRA is administering the implementation of the NSP 2 program grant to stabilize NSP 2 targeted neighborhoods in the City of Camden through certain redevelopment activities, including housing development and related activities; and

**WHEREAS**, all activities and \$ 11.9 Million in expenditures under the NSP 2 program must be completed prior to February, 2013; and

**WHEREAS**, no less than \$4,000,000.00 of the NSP 2 grant funds is dedicated towards activities, involving the construction and/or rehab of 55 single family homes by both non-profit and for-profit developers and the sale of these homes by the developers to families earning up 120% of areas’ median income; and

**WHEREAS**, grassroots marketing efforts have been found to be insufficient to achieve the NSP 2 programmatic goal of selling these homes within the required February 2013 time frame; and

**09-05-12E (cont'd)**

**WHEREAS**, the construction and/or rehab of single family homes is taking place within the Cooper/Lanning and North Camden neighborhoods of the City and are eligible activities occurring within areas designated by HUD as NSP 2 target areas, and as such, those costs associated with the marketing and selling of these homes also are deemed eligible costs under the NSP 2 grant; and

**WHEREAS**, the services of a marketing firm is needed to assist CRA and its development partners by preparing strategies and materials for marketing and selling NSP 2- funded homes; and

**WHEREAS**, CRA did issue a Request for Proposals (“RFP”) and did advertise the RFP in compliance with the New Jersey Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq. and in accordance with the ‘fair and open’ process required under N.J.S.A. 19:44A-20.4 et seq., and

**WHEREAS**, CRA has determined that Parker & Partners Marketing Resources, LLC submitted the most responsive proposal,

**NOW, THEREFORE, BE IT RESOLVED** that the governing body of the City of City of Camden Redevelopment Agency that the Executive Director, a duly authorized representative of the City of Camden Redevelopment Agency, is hereby authorized to execute a professional service agreement between the Camden Redevelopment Agency and Parker & Partners Marketing Resources, LLC for a term of one year to develop a marketing campaign and materials for the Neighborhood Stabilization Program 2 at a cost not to exceed \$59,750.00.

**BE IT FURTHER RESOLVED**, that the 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.

**09-05-12E (cont'd)**

ON MOTION OF:

SECONDED BY:

<b>COMMISSIONER</b>	<b>AYES</b>	<b>NAYS</b>	<b>ABSTENTIONS</b>
Vance Bowman			
Kenwood Hagamin, Jr.			
Bryan Morton			
Gloria Pena			
Louis Quinones			
Melinda Sanchez			
Jose Vazquez			

\_\_\_\_\_  
Vance Bowman  
Chair

ATTEST: \_\_\_\_\_  
Saundra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.

\_\_\_\_\_  
Mark P. Asselta, Esq.  
Board Counsel

**RESOLUTION SUMMARY**

Resolution No.: 09-05-12F

Resolution Title:

**Resolution to Authorize the Camden Redevelopment Agency to Enter into a Contract with Mercadien, P.C. to Provide Financial Audit Services for FYE 2012**

Project Summary:

The CRA requires the services of an independent auditing firm to perform the FYE 2012 financial audit.

Purpose of Resolution:

To allow the CRA to enter into a contract with the firm of Mercadien, P.C. to conduct the FYE 2012 Audit.

Award Process:

Due to required performance and submission requirements, it was determined that it was in the best interest of the CRA to award a Professional Services Contract to Mercadien, P.C. as permissible under N.J.S.A. 40A:11-5.

Cost Not To Exceed:

\$39,200

Total Project Cost:

\$39,200

09-05-12F

**Resolution Authorizing the Camden Redevelopment Agency to Enter into a Contract with Mercadien, P.C. to Provide Financial Auditing Services for FYE 2012**

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

**WHEREAS**, N.J.A.C. 5:31-7 requires all Authorities to conduct an annual audit for their respective fiscal year; and

**WHEREAS**, the CRA requires the services of an independent auditing firm to perform the FYE 2012 financial audit; and

**WHEREAS**, in an effort to comply with the performance and submission guidelines of the department of Community Affairs, it was determined that it was in the best interest of the CRA to award a Professional Services Contract as permissible under N.J.S.A. 40A:11-5, and

**WHEREAS**, the firm of Mercadien, P.C. has recent experience providing auditing services to the CRA, it was recommended that the Agency enter into an agreement with the firm to provide these services.

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the Camden Redevelopment Agency that the Executive Director of the Agency, a duly authorized representative of the Camden Redevelopment Agency, is hereby authorized to enter into a contract with the firm of Mercadien, P.C. for the provision of auditing services for the FYE 2012 for a cost not to exceed \$39,200.

**BE IT FURTHER RESOLVED**, that the 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.

**09-05-12F (cont'd)**

ON MOTION OF:

SECONDED BY:

<b>COMMISSIONER</b>	<b>AYES</b>	<b>NAYS</b>	<b>ABSTENTIONS</b>
Vance Bowman			
Kenwood Hagamin, Jr.			
Bryan Morton			
Gloria Pena			
Louis Quinones			
Melinda Sanchez			
Jose Vazquez			

\_\_\_\_\_  
Vance Bowman  
Chairman

ATTEST:

\_\_\_\_\_  
Saundra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.

\_\_\_\_\_  
Mark P. Asselta, Esq.  
Board Counsel

**RESOLUTION 09-05-12G  
WILL BE PRESENTED AT CAUCUS**



## MEMORANDUM

To: Michelle Banks Spearman, Assistant City Attorney

From: Olivette Simpson, Director of Housing, CRA

Date: November 3, 2014

Subject: City Discharge of Mortgage for:

1. **422 Broadway (Block 1404, Lot 30)**
2. **596 Benson Street (Block 1403, Lot 24)**

CRA is looking to close title as soon as practical, however the title companies involved with closing title are seeking mortgage discharges. The properties subject to the mortgages were acquired by CRA from the former TLFC, and the City was assigned the mortgages. We need the Mortgage Discharge to be heard at the November 13, 2014 Meeting and hope that it is doable at that time.

1. Broadway Housing Partners, Inc., (Ironestone) for redevelopment project consisting of 59 units of residential housing on Broadway, and is one of the first residential developments assisted with Economic Opportunity Act tax credits.

Property: **422 Broadway (Block 1404, Lot 30)**

Mortgage Amt. \$13,328.49

Appraised Value: \$26,000.00.

2. The Center for Family Services, Inc. for redevelopment of open/recreational space for its child care programs.

Property: **596 Benson Street (Block 1403, Lot 24)**

Mortgage Amt. \$45,810.92

Appraised Value: \$12,400.00

I have packaged and attached the title commitments and copies of the appraisals.

Please let me know if the Resolution is doable at the November 13<sup>th</sup> City Council Meeting.