

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Resolution No.: 09-04-13A

Resolution Title:

Resolution Ratifying a Contract Between the Camden Redevelopment Agency
and W. Hargrove Demolition for Emergency Demolition Services
at 931 North 22nd Street, Camden, NJ

Project Summary:

- The CRA is the owner of the property located at 933 North 22nd Street.
- The City of Camden Department of Code Enforcement issued a Notice of Imminent Hazard requiring the immediate demolition of the property.
- Two firms were solicited to perform the emergency demolition services. W. Hargrove Demolition was the sole bidder.
- A notice to proceed was issued and the emergency demolition services were completed immediately.

Purpose of Resolution:

Ratification of a contract with W. Hargrove Demolition for the emergency demolition services provided at 931 North 22nd Street Camden, NJ.

Award Process:

Emergency Solicitation – Requests for pricing

Cost Not To Exceed:

\$24,480

Source of Funds:

General Operations

Total Project Cost:

N/A

09-04-13A

**Resolution Ratifying a Contract Between the City of Camden
Redevelopment Agency and W. Hargrove Demolition
for Emergency Demolition Services at 931 North 22nd Street, Camden, NJ**

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

WHEREAS, the CRA is the owner of the property located at 933 North 22nd Street Camden, NJ; and

WHEREAS, the CRA received a Notice of Imminent Hazard from the City of Camden Department of Code Enforcement on July 15, 2013 for the property; and

WHEREAS, the Notice required the immediate demolition of the structure; and

WHEREAS, the CRA was in need of emergency demolition services to comply with the Notice; and

WHEREAS, the CRA issued a request for pricing to two (2) contractors to perform the required emergency demolition services; and

WHEREAS, W. Hargrove Demolition was the sole bidder at a cost not to exceed \$24,480.00; and

09-04-13A (cont'd)

WHEREAS, the CRA immediately issued a Notice to Proceed and W. Hargrove Demolition did demolish the structure located at 931 North 22nd Street.

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 execute the agreement for demolition services with W. Hargrove Demolition for a cost not to exceed \$24,480.00.

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.

09-04-13A (cont'd)

ON MOTION OF:

SECONDED BY:

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

Gloria Pena
Chairperson

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

Resolution No.: 09-04-13B

Resolution Title:

Resolution Ratifying an Affiliation Agreement
Between the City of Camden Redevelopment Agency and Rutgers,
The State University School of Social Work/Transitions for Youth
and Montclair State University Summer Housing and Internship Program (SHIP) 2013

Project Summary:

- The CRA desires to afford internship opportunities to college students in various fields of study.
- The Rutgers University School of Social Work in partnership with Montclair University has an established Summer Housing and Internship Program effective from June 17, 2013 through August 9, 2013.
- The CRA has determined the SHIP to be an advantageous program by which the CRA can retain college students to assist in the organization.
- Under this program a college student intern was provided to the CRA during the summer of 2013 and the intern provided services to the CRA at no cost or expense to the CRA.

Purpose of Resolution:

Ratification of an Affiliation Agreement Between the Camden Redevelopment Agency and Rutgers, The State University School of Social Work/Transitions for Youth and Montclair State University Summer Housing and Internship Program (SHIP) 2013

Award Process:

N/A

Cost Not To Exceed:

N/A

Total Project Cost:

N/A

09-04-13B

**Resolution Ratifying an Affiliation Agreement
Between the City of Camden Redevelopment Agency and Rutgers,
The State University School of Social Work/Transitions for Youth and
Montclair State University Summer Housing and Internship Program (SHIP) 2013**

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 afford internship opportunities to college students in various fields of study; and

WHEREAS, the Rutgers University School of Social Work in partnership with Montclair University has an established Summer Housing and Internship Program; and

WHEREAS, the Program is effective from June 17, 2013 through August 9, 2013; and

WHEREAS, the CRA has determined the SHIP to be an advantageous program by which the CRA can assist college students in obtaining work experience and honing their skills in a professional office environment and benefits the CRA by its receipt of no cost services provided by the intern;; and

WHEREAS, under this program a college student intern was provided to the CRA during the summer of 2013 and the intern provided services to the CRA at no cost or expense to the CRA.

09-04-13B (cont'd)

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 execute the affiliation agreement for the summer intern program with Rutgers, The State University School of Social Work/Transitions for Youth and Montclair State University Summer Housing and Internship Program (SHIP) 2013.

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

Gloria Pena
Chairperson

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

Housing

Resolution No.: 09-04-13C

Resolution Title:

Resolution Authorizing the City of Camden Redevelopment Agency to
Enter into a Contract with The Greater Camden Partnership d/b/a Camden Special
Services District for the Provision of Landscaping and Maintenance Services
for Vacant Lots Located in the
Cooper Plaza and Lanning Square Redevelopment Areas

Project Summary:

- In January 2010, CRA was awarded a \$11.9 Million grant under HUD's NSP 2 program funded through the American Recovery and Reinvestment Act ("ARRA"). CRA is administering and implementing the NSP 2 program by stabilizing targeted neighborhoods in the City through the acquisition of property into a land bank for future redevelopment, and a vacant property stabilization program.
- Under the NSP 2 grant, a clean and green program for vacant lot stabilization in Cooper Plaza and Lanning Square was implemented on February 11, 2013. 207 Properties are included as part of this program. Continued landscaping and maintenance services are needed for these properties on an ongoing basis. Program guidelines are attached to this Resolution as well as a NSP 2 Property List. The proposed contract term is one year from the date of execution of the contract.
- Contract services were procured through a Request for Proposals.

Purpose of Resolution:

Authorize a Contract For the Provision of Landscaping and Maintenance Services for Vacant Lots Owned by the CRA

Award Process:

Request for Proposals Process

Cost Not To Exceed: \$146,826.45 payable in monthly installments.

09-04-13C

**Resolution Authorizing the City of Camden Redevelopment Agency to
Enter into a Contract with The Greater Camden Partnership d/b/a Camden Special
Services District for the Provision of Landscaping and Maintenance Services for
Vacant Lots Located in the Cooper Plaza and Lanning Square Redevelopment Areas**

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

WHEREAS, CRA/City of Camden applied for and was awarded a \$11.9 Million grant under the Neighborhood Stabilization Program ("NSP 2") by the U.S. Department of Housing and Urban Development ("HUD"), pursuant to the American Recovery and Reinvestment Act of 2009 ("ARRA") and the Housing and Economic Recovery Act of 2008, for the purpose of redevelopment of vacant, abandoned and/or foreclosed upon properties, and the stabilization of affected neighborhoods; and

WHEREAS, CRA is administering the NSP 2 grant program within the City of Camden targeted neighborhoods of Cooper Plaza and Lanning Square; and

WHEREAS, CRA has acquired and/or is maintaining 207 properties using NSP 2 grant funds for vacant properties that are land banked in the Cooper Plaza and Lanning Square neighborhoods which properties are described in Exhibit A attached hereto; and

09-04-13C (cont'd)

WHEREAS, NSP 2 grant funds that are available beyond the February 11, 2013 NSP 2 program expenditure deadline may be used to maintain properties previously assisted with NSP 2 funds; and

WHEREAS, the properties described in Exhibit "A – NSP 2 Property List" attached have been determined to be eligible for funding from available NSP 2 grant funds; and

WHEREAS, landscaping and maintenance services are needed for the properties on Exhibit A on an ongoing basis until the properties are redeveloped or sold; and

WHEREAS, proposals for services to maintain and stabilize vacant buildings or lots assisted with NSP 2 funds were procured through a Request for Proposals dated July 3, 2013; and

WHEREAS, CRA has determined that the proposal of Greater Camden Partnership d/b/a Camden Special Services District, which was submitted in response to the RFP in the amount of \$146,826.45, is the most responsive proposal and was the lowest cost proposal submitted in response to the RFP and should be accepted by the CRA,

WHEREAS, the proposal submitted by Greater Camden Partnership d/b/a Camden Special Services District is for a period of one year and is for a fixed not to exceed price that would be payable by the CRA over twelve equal monthly installments,

'09-04-13C (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 a contract for landscaping and maintenance services described in Exhibit A with Greater Camden Partnership d/b/a Camden Special Services District for vacant lots located in the Cooper Plaza and Lanning Square redevelopment areas for a term of one year from the date of the execution of the contract for an amount not to exceed \$146,826.45, payable in twelve equal monthly installments 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.

09-04-13C (cont'd)

ON MOTION OF:
SECONDED BY:

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

Gloria Pena
Chairperson

ATTEST:

Saundra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta, Esq.
Board Counsel

09-04-13C

EXHIBIT A

Program Summary:

NSP2 Clean and Green Vacant Lot Stabilization Program for Cooper Plaza and Lanning Square

Target Area Boundaries: Cooper Plaza and Lanning Square Neighborhoods

Background: The CRA NSP 2 grant activities include vacant property stabilization efforts in the Cooper Plaza and Lanning Square neighborhoods ("Cooper/Lanning"). HUD designated Cooper/Lanning as one of the Neighborhood Stabilization Program 2 ("NSP 2") target areas. The NSP 2 Clean and Green Vacant Lot Stabilization Program for Cooper/Lanning is a model for CRA's administration of a vacant property stabilization program, which uses a combination of volunteer and professional workers to clear and maintain vacant publicly-owned lots. The work includes, but is not limited to, the repair of soil quality, planting of grass and trees, installation of fencing and gravel paths, signage, and the providing periodic maintenance.

The CRA issued a RFP which was returnable on July 23, 2013 for the scope of services set forth below:

- Mow and maintain lots every two weeks from September- November 2013 and from late March-August 2014.
- Remove trash from each lot before mowing and leave each site free of litter and debris.
- Clear sites of debris and litter at least monthly from December 2013-early March 2014
- Be careful not to disturb or damage flower gardens and trees will working on each site.
- Remove trash and debris from sidewalks, front yards and side yards of the vacant structures.
- Maintain existing fencing and replace fencing as needed
- Purchase, install, and maintain signs as needed.

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Resolution No.: 09-04-13D

Resolution Title:

Resolution Amending Resolutions 06-27-13F, 06-27-13E and 08-01-13B
which Authorized the City of Camden Redevelopment Agency
to Enter into Option Agreements for Project Areas A and B
with The Cooper Health System, for the Sale and Redevelopment of Certain Properties
within the Lanning Square and Cooper Plaza Redevelopment Areas
by Extending the Terms of Such Option Agreements

Project Summary:

- CRA by Resolution 08-01-13A designated The Cooper Health System, as Redeveloper (the "Redeveloper") of certain parcels in Tax Blocks 179, 180,181, (Project Area A) and Block 1404 and 1407 (Project Area B) as set forth in Exhibit A attached for new educational, health sciences, and/or retail/commercial uses in in the Lanning Square and Cooper Plaza Redevelopment Areas.
- CRA by Resolutions 06-27-13E, 08-01-13B and 06-27-13F authorized Option Agreements with The Cooper Health System for redevelopment of Project Areas A and B.
- Redeveloper seeks to amend Resolutions 06-27-13E, 08-01-13B and 06-27-13F to extend the term of each respective Option Agreement between the CRA and Redeveloper for Project Areas A and B from one (1) year to two (2) years from the date of the execution of such Agreements.

Purpose of Resolution:

- Authorize amendment to Option Agreements, by extending the term of each respective Agreement from one(1) year to two (2) years.

Award Process: N/A

Cost Not To Exceed: NA

Total Project Cost: TBA

Source of Funds: N/A

09-04-13D

**Resolution Amending Resolutions 06-27-13F, 06-27-13E and 08-01-13B
which Authorized the City of Camden Redevelopment Agency
to Enter into Option Agreements for Project Areas A and B
with The Cooper Health System, for the Sale and Redevelopment
of Certain Properties within the Lanning Square and Cooper Plaza
Redevelopment Areas by Extending the Terms of Such Option Agreements**

WHEREAS, 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 (the "City Council") adopted, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., the Lanning Square and Cooper Plaza Redevelopment Plan as to certain land within the City and described therein; and

WHEREAS, City Council designated the CRA as redevelopment entity pursuant to the Redevelopment Law to implement redevelopment plans and carry out redevelopment projects within the Lanning Square and Cooper Plaza Redevelopment Areas; and

WHEREAS, CRA by Resolution 08-01-13B designated The Cooper Health System as Redeveloper (the "Redeveloper") of certain parcels in Tax Blocks 179, 180, 181 ("Project Area A") and Block 1404 and 1407 ("Project Area B") as described and set forth in Exhibit A attached to this Resolution; and

09-04-13D (cont'd)

WHEREAS, CRA by Resolutions 06-27-13E, 06-27-13F and 08-01-13B, authorized entry into Option Agreements with Redeveloper for redevelopment of Project Area A and Project Area B; and

WHEREAS, CRA and Redeveloper now propose to amend Resolutions 06-27-13E, 06-27-13F and 08-01-13B by extending the term of each respective Option Agreement between the CRA and the Redeveloper for Project Area A and Project Area B from one (1) year to two (2) years from the date of execution of the Option Agreement.

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the Camden Redevelopment Agency that Resolutions 06-27-13E, 06-27-13F and 08-01-13B are hereby amended to change the term of each respective Option Agreement from one (1) year to two (2) years and that the Executive Director, a duly authorized representative of the Camden Redevelopment Agency is hereby authorized and directed to negotiate and enter into Option Agreements authorized by Resolutions 06-27-13E, 06-27-13F and 08-01-13B , , with The Cooper Health System as Redeveloper for Project Area A and Project Area B, as described in Exhibit A attached to this Resolution, by extending the term of each Option Agreement from one (1) year to two (2) years from the date of execution of the Agreement.

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.

09-04-13D (cont'd)

ON MOTION OF:

SECONDED BY:

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

Gloria Pena
Chairperson

ATTEST: _____
Saundra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta, Esq.
Board Counsel

09-04-13D

EXHIBIT "A"
PROPERTY LIST

COOPER (PROJECT AREA A)

#	Block	Lot	Address	Neighborhood	CRA Parcels	City to CRA
1	181	78	224 S. 5th St	Lanning Square	X	
2	181	79	222 S. 5th St	Lanning Square	X	
3	181	80	220 S. 5th St	Lanning Square	X	
4	181	83	214 S. 5th St	Lanning Square	X	
5	181	84	212 S. 5th St	Lanning Square	X	
6	181	85	210 S. 5th St	Lanning Square	X	
7	181	86	208 S. 8th St	Lanning Square	X	
8	181	87	206 S. 8th St	Lanning Square	X	
9	179	15/14	439 Benson St.	Lanning Square	x	
10	180	6	520 Stevens St.	Lanning Square	x	
11	180	31	WS Griffie 69 N. Benson St.	Lanning Square		x
12	180	33	517 Benson St.	Lanning Square		x
13	180	39	505 Benson St.	Lanning Square	x	
14	180	49	502-504 Stevens St.	Lanning Square	x	

COOPER (PROJECT AREA B)

#	Block	Lot	Address	Redevelopme nt Area	CRA Parcels	City To CRA
1	1404	28	418 Broadway	Cooper Plaza		x
2	1404	30	422 Broadway	Cooper Plaza	x	
3	1407	1	428 Broadway	Cooper Plaza		x
4	1407	4	434 Broadway	Cooper Plaza		x
5	1407	50	430 Broadway	Cooper Plaza	x	
6	1407	51	432 Broadway	Cooper Plaza	x	

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Resolution No.: 09-04-13E

Resolution Title:

Resolution Amending Resolution 08-01-13D which Authorized
the City of Camden Redevelopment Agency to Enter into an Option Agreement
for Project Area C with Cooper Lanning Square Renaissance School Facilities, Inc.
for the Sale and Redevelopment of Certain Properties in the Lanning Square
Redevelopment Area by Extending the Term and Modifying the Fee
for Such Option Agreement

Project Summary:

- CRA by Resolution 08-01-13C designated Cooper Lanning Square Renaissance School Facilities, Inc. Redeveloper (the "Redeveloper") of certain parcels in Tax Blocks 191, 192, 195, and 196 for new educational, open space, and/or retail uses ("Project Area C") as set forth in Exhibit A attached.
- CRA by Resolution 08-01-13D authorized an Option Agreement with the Redeveloper for Project Area C.
- Redeveloper seeks to amend Resolution 08-01-13D by extending the term of the option agreement from one (1) year to two (2) years and modifying the Option Fee from Twenty Thousand Dollars (\$20,000.00) to Fifteen Thousand (\$15,000.00) Dollars.

Purpose of Resolution:

- To amend Resolution 08-01-13D by extending the term of an Option Agreement and modifying the Option Fee

Award Process: N/A

Cost Not To Exceed: NA

Total Project Cost: TBA

Source of Funds: N/A

**Resolution Amending Resolution 08-01-13D which Authorized
the City of Camden Redevelopment Agency to Enter into an Option Agreement
for Project Area C with Cooper Lanning Square Renaissance School Facilities, Inc.
for the Sale and Redevelopment of Certain Properties in the Lanning Square
Redevelopment Area by Extending the Term and Modifying the Fee
for Such Option Agreement**

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 (the "City Council")
adopted, in accordance with the Local Redevelopment and Housing Law, N.J.S.A.
40A:12A-1 et seq., the Lanning Square Redevelopment Plan as to certain land within the
City and described therein; and

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

WHEREAS, CRA by Resolution 08-01-13C designated Cooper Lanning Square
Renaissance School Facilities, Inc. (the "Redeveloper") of certain parcels in Tax Blocks
191, 192, 195, and 196 for new educational, open space, and/or retail uses as set forth in
Exhibit "A" attached to this Resolution ("Project Area C"); and

09-04-13E (cont'd)

WHEREAS, CRA by Resolution 08-01-13D, authorized entry into an Option Agreement for Project Area C between the CRA and the Redeveloper; and

WHEREAS, CRA and the Redeveloper now propose to amend Resolution 08-01-13D by modifying the proposed fee for the Option Agreement from Twenty Thousand (\$20,000.00) Dollars to Fifteen Thousand (\$15,000.00) Dollars and extending the term of such Agreement from one (1) year to two (2) years from the date of the execution of the Agreement.

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the Camden Redevelopment Agency Resolution 08-01-13D is hereby amended to change the term of the Option Agreement from one (1) year to two (2) years and to change the fee for the option from Twenty Thousand (\$20,000.00) Dollars to Fifteen Thousand (\$15,000.00) Dollars and that the Executive Director, a duly authorized representative of the Camden Redevelopment Agency is hereby authorized and directed to negotiate and enter into an Option Agreement with Cooper Lanning Square Renaissance School Facilities, Inc., Redeveloper for Project Area C, as described in Exhibit A attached to this Resolution, which includes the payment of a non-refundable Option Fee of Fifteen Thousand (\$15,000.00) Dollars and a term of two (2) years from the date of execution of such Agreement.

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.

09-04-13E (cont'd)

ON MOTION OF:

SECONDED BY:

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

Gloria Pena
Chairperson

ATTEST:

Saundra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta, Esq.
Board Counsel

09-04-13E

EXHIBIT "A"
PROPERTY LIST
COOPER - PROJECT AREA C

#	Block	Lot	Address	Neighborhood	CRA Owned	To Be Transferred to CRA by City
1	191	2	441 Henry St	Lanning Square		x
2	191	3	443 Henry St.	Lanning Square		x
3	191	4	445 Henry St.	Lanning Square		x
4	191	9	449 Henry St.	Lanning Square		x
5	191	10	451 Henry St.	Lanning Square		x
6	191	63	444 West St.	Lanning Square	x	
7	192	21	443 S. 5th St.	Lanning Square	x	
8	192	22	445 S. 5th St.	Lanning Square	x	
9	192	23	447 S. 5th St.	Lanning Square	x	
10	192	24	NW 5th & Berkley St.	Lanning Square		x
11	192	26	459 Berkley St.	Lanning Square	x	
12	192	27		Lanning Square	x	
13	192	28	455 Berkley St.	Lanning Square	x	
14	192	29	453 Berkley St.	Lanning Square	x	
15	192	30	452 Henry St.	Lanning Square	x	
16	192	31	450 Henry St.	Lanning Square	x	
17	192	32	448 Henry St.	Lanning Square	x	
18	192	33	446 Henry St.	Lanning Square	x	
19	192	34	444 Henry St.	Lanning Square	x	
20	195	36	442 Berkley St.	Lanning Square	x	
21	195	37	444 Berkley St.	Lanning Square	x	
22	195	42	512 West St.	Lanning Square		x
23	195	46	520-522 West St.	Lanning Square		x
24	196	48	454-456 Berkley St.	Lanning Square		x
25	196	54	511 S. 5th St.	Lanning Square		x
26	196	57	517 S. 5th St.	Lanning Square		x
27	196	58	519 S. 5th St.	Lanning Square		x
28	196	59	445 Clinton St.	Lanning Square		x
29	196	61	512 Henry St.	Lanning Square		x
				Total	15	14

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development

Resolution No.: 09-04-13F

Resolution Title:

Resolution Authorizing the Camden Redevelopment Agency to Enter into
an Access Agreement with the New Jersey Department of Environmental Protection
Regarding Certain Portions of the Harrison Avenue Landfill

Project Summary:

- The CRA intends to utilize the southern portion of the Harrison Avenue Landfill for a solar field, open space, wetlands restoration and habitat restoration
- NJ DEP proposes to undertake the design of a the wetlands restoration project on the southern portion of the Harrison Avenue Landfill (currently Block 809 lot 7)
- The project area for the above activities is that portion of the Landfill not included in The Salvation Army Kroc Center property
- NJ DEP will pay for the design work out of its own wetlands restoration funds and will not require any financial contribution or match from the CRA
- NJDEP requires a written access agreement with the CRA in order to conduct the above activities

Purpose of Resolution:

Authorize an access agreement to allow NJDEP to design wetlands restoration project at no cost to CRA

Award Process:

N/A

Cost Not To Exceed:

No cost to the CRA. Design of the wetlands restoration will be paid from dedicated New Jersey Wetlands Mitigation funds directly by NJ DEP

Total Project Cost:

\$21.0 million (remediation cost)

Source of Funds:

The eventual project will be paid from a variety of grant or direct payment sources such as US EPA, HDSRF, US Army Corps of Engineers

09-04-13F

**Resolution Authorizing the Camden Redevelopment Agency to
Enter into an Access Agreement with the New Jersey Department
of Environmental Protection Regarding Certain Portions of
the Harrison Avenue Landfill**

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 designated the CRA as the redevelopment entity pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40: 12A-1et seq.) to implement redevelopment plans and carry out redevelopment projects within the Cramer Hill Redevelopment Area, particularly the Harrison Avenue Landfill Redevelopment Project; and

WHEREAS, the CRA, in accordance with the Cramer Hill Redevelopment Plan, intends to redevelop/utilize the southern portion of the Harrison Avenue Landfill and also the portion along the waterfront of the Delaware and Cooper Rivers, currently designated as Block 809 Lot 7, (being those portions of the Harrison Avenue Landfill not within the boundaries of the parcels conveyed to or proposed to be conveyed to The Salvation Army) for open space, wetlands restoration, habitat restoration and solar power generation; and

09-04-13F (cont'd)

WHEREAS, the New Jersey Department of Environmental (DEP) proposes to undertake the design of the wetlands restoration at its own expense, without any financial contribution or match on the part of the CRA; and

WHEREAS, the DEP requires access to the Harrison Avenue Landfill to complete the design and has requested a written access agreement from the CRA, the owner of the property,

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 enter into a written access agreement with the New Jersey Department of Environmental Protection in order to allow that entity to access Block 809 Lot 7 of the Harrison Avenue Landfill for activities related to the investigation and design of a wetland restoration project; and

BE IT FURTHER RESOLVED that the Executive Director, or her designee, is authorized and directed to execute an access agreement with the DEP, in a form acceptable to the General Counsel of the CRA, and to take all actions and execute all documents necessary to carry out the purpose of this resolution.

09-04-13F (cont'd)

ON MOTION OF:

SECONDED BY:

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

Gloria Pena
Chairperson

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

Executive Office

Resolution No.: 09-04-13G

Resolution Title:

Resolution Amending Resolution 12-06-12A and Authorizing
the City of Camden Redevelopment Agency to Sell Block 284,
Lots 13 & 14 (701 & 703 Broadway) to Broadway Townhouses, LP

Project Summary:

- The CRA owns the land identified as Block 284 Lots 13 and 14, also known as 701 and 703 Broadway, respectively (the "Subject Property"). By Resolution 12-06-12A the CRA authorized the conveyance of the Subject Property to Camden Townhouse Associates II, LP for Fifty-Four Thousand Nine Hundred Dollars (\$54,900.00).
- Subsequent to the adoption of Resolution 12-06-12A it was determined that the correct entity to receive title to the Subject Property is Broadway Townhouses, LP who owns the adjacent property at 705 Broadway. 705 Broadway includes a building that is integrated with the building located on the Subject Property. Broadway Townhouses, LP has a previous redevelopment agreement with the CRA for 175 residential units that includes the property at 705 Broadway.
- The CRA has not yet taken any action under Resolution 12-06-12A. The proposed sale to Broadway Townhouses, LP would be under the same terms and conditions as the prior sale authorized under Resolution 12-06-12A.

Purposes of Resolution:

To amend Resolution 12-06-12A to change the name of the Purchaser and
Authorize the sale of Block 284, Lots 13 & 14 to Broadway Townhouses, LP

Award Process:

N/A

Cost Not to Exceed:

N/A

Total Project Cost:

N/A

09-04-13G

**Resolution Amending Resolution 12-06-12A and Authorizing the Camden
Redevelopment Agency to Sell Block 284,
Lots 13 & 14 (701 & 703 Broadway) to Broadway Townhouses, LP**

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

WHEREAS, the CRA owns the properties located on Block 284, Lots 13 & 14, also known as 701 & 703 Broadway(the "Subject Property"); and

WHEREAS, by resolution 12-06-12A the CRA authorized the sale of the Subject Property to Camden Townhouse Associates II, LP for the amount of Fifty-Four Thousand Nine Hundred Dollars (\$54,900.00) which is the current land value assessment placed on the Subject Property by the City of Camden tax assessor; and

WHEREAS, Camden Towhouse Associates II, LP was named as the Purchaser of the Subject Property in Resolution 12-06-12A based upon information provided to the CRA by the redeveloper; and

09-04-13G (cont'd)

WHEREAS, subsequent to the adoption of Resolution 12-06-12A it was brought to the attention of CRA that while Camden Townhouse Associates II, LP was a redeveloper of several residential units in the City of Camden under a different redevelopment agreement with the CRA, it was not the redevelopment entity that developed and has owned the redevelopment project that included 705 Broadway which is adjacent to the Subject Property; and

WHEREAS, the building that was constructed on the Subject Property by the redeveloper, at the cost and expense of the redeveloper was integrated into the building that was constructed on 705 Broadway at the time of its construction so that title to the Subject Property should be placed in the same name as the title owner of 705 Broadway; and

WHEREAS, Broadway Townhouses, LP entered into a redevelopment agreement with the CRA on August 25, 1989 (amended on December 28, 1989) which redevelopment agreement provided for the development of 175 residential units in the City of Camden and which redevelopment agreement also included the property known as 705 Broadway; and

WHEREAS, Broadway Townhouses, LP is the current owner of 705 Broadway and has been the owner of that property for many years and appears to be the correct entity to obtain title to the Subject Property; and

09-04-13G (cont'd)

WHEREAS, if the Subject Property is conveyed to Broadway Townhouses, LP the Subject Property will continue to be used as part of the prior redevelopment project of 175 residential units; and

WHEREAS, the CRA has not yet taken action pursuant to Resolution 12-06-12A and has not yet conveyed the Subject Property to Camden Townhouse Associates II, LP; and

WHEREAS, the CRA now desires to amend Resolution 12-06-12A to correct the name of the entity that will take title to the Subject Property under the same terms and conditions as set forth in Resolution 12-06-12A; and

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Camden Redevelopment Agency that Resolution 12-06-12A is hereby amended to change the name of the Purchaser of the Subject Property from Camden Townhouse Associates II, LP to Broadway Townhouses, LP; and

BE IT FUTHER RESOLVED that the Executive Director, a duly authorized representative of the Agency, is hereby authorized to sell Block 284, Lots 13 and 14 (701 & 703 Broadway), Camden, New Jersey to Broadway Townhouses, LP for the purchase price of Fifty-Four Thousand Nine Hundred Dollars (\$54,900.00), and

BE IT FUTHER RESOLVED that the Executive Director, or her designee, is hereby authorized and directed to enter into an agreement of sale and to take all actions and execute all documents necessary to carry out the purposes of this resolution.

09-04-13G (cont'd)

ON MOTION OF:

SECONDED BY:

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

Gloria Pena
Chairperson

ATTEST:

Saundra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta, Esq.
Board Counsel