

**RESOLUTION SUMMARY**

Finance

Resolution No.: 03-06-13A

Resolution Title:

**Resolution Authorizing the Camden Redevelopment Agency to Add  
Gloria Pena and Bryan Morton to the List of Authorized Signatories  
for the Agency's Accounts held at PNC Bank and to Remove Prior Office Holders  
from Such Accounts**

Project Summary:

A reorganization of the Board of Commissioners was conducted on January 16, 2013 and new appointments have been made for the positions of Board Chairperson and Treasurer, who also serves as Finance Committee Chairperson.

A revised signatory authorization is required to change the names on the PNC Bank Accounts.

In times when the Executive Director is unavailable and disbursements cannot be delayed, the Finance Director may request one of the signatories to fully execute a CRA check.

Purpose of Resolution: To authorize the CRA to add Ms. Pena and Mr. Morton to the list of authorized signatories for the CRA bank accounts and to remove prior office holders from such accounts.

Award Process:

N/A

Cost Not To Exceed: N/A

Source of Funds: N/A

Total Project Cost: N/A

03-06-13A

**Resolution Authorizing the Camden Redevelopment Agency to Add  
Gloria Pena and Bryan Morton to the List of Authorized Signatories  
for the Agency's Accounts held At PNC Bank and to Remove Prior Office Holders  
from Such Accounts**

**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 must conduct business on a day-to-day basis in order to carry out its mission; and

**WHEREAS**, a reorganization of the Board of Commissioners was conducted on January 16, 2013 and new appointments have been made for the positions of Board Chairperson (Gloria Pena) and Treasurer (Bryan Morton) who also serves as the Chairperson of the Finance Committee; and

**WHEREAS**, in times when the Executive Director is unavailable and disbursements cannot be delayed, the Finance Director may request one of the signatories to fully execute a CRA check, and

**WHEREAS**, the standard practice of the CRA has been to include the current Chairperson of the Board and the current Treasurer of the Board as authorized signatories for accounts held at PNC Bank.

**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 revise the authorized signatories on accounts held at PNC Bank by removing the the outgoing Board and Finance Committee Chairpersons from the list of authorized signatories on accounts held at PNC Bank and to add Gloria Pena and Bryan Morton to the list of authorized signatories on accounts held at PNC Bank.

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.

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

Finance

Resolution No.: 03-06-13B

Resolution Title:

**A Resolution Establishing that a Business Entity which  
Makes Political Contributions to Municipal Candidates and Municipal  
and County Political Parties in Excess of Certain Thresholds Shall be Limited  
in its Ability to Receive Public Contracts from The Camden Redevelopment Agency  
in the County of Camden**

**Project Summary:**

Large political contributions from those seeking or performing contracts with a municipal contracting unit raise reasonable concerns on the part of taxpayers and residents as to their trust in government and its business practices;

Pursuant to N.J.S.A. 40:48-2 or N.J.S.A. 40A:12A-22 (in the case of a redevelopment agency), a municipal contracting unit is authorized to adopt such ordinances, regulations, rules and by-laws as necessary and proper for good government, as well as the public health, safety and welfare,

P.L.2005, c.271 (codified at N.J.S.A. 40A:11-51) a municipal contracting unit is authorized to adopt by resolution, measures limiting the awarding of public contracts to business entities that have made political contributions, and limiting the contributions that the recipient of such a contract can make during the term of a contract.

**Purpose of Resolution:** To comply with N.J.S.A. 40A:11-51 by adopting a Pay-to-Play Policy

**Cost Not To Exceed:** N/A

**Funding Source:** N/A

**Total Project Cost:** N/A

**A Resolution Establishing that a Business Entity which  
Makes Political Contributions to Municipal Candidates and Municipal  
and County Political Parties in Excess of Certain Thresholds Shall be Limited  
in its Ability to Receive Public Contracts from The Camden Redevelopment Agency  
in the County of Camden**

**(CONTRACTOR PAY-TO-PLAY REFORM RESOLUTION)**

**The Camden Redevelopment Agency of the City of Camden does hereby Resolve:**

**WHEREAS**, large political contributions from those seeking or performing contracts with a municipal contracting unit raise reasonable concerns on the part of taxpayers and residents as to their trust in government and its business practices; and,

**WHEREAS**, pursuant to N.J.S.A. 40:48-2, or N.J.S.A. 40A:12A-22 (in the case of a redevelopment agency) a municipal contracting unit is authorized to adopt such ordinances, regulations, rules and by-laws as necessary and proper for good government, as well as the public health, safety and welfare; and,

**WHEREAS**, pursuant to P.L.2005, c.271 (codified at N.J.S.A. 40A:11-51) a municipal contracting unit is authorized to adopt by resolution, measures limiting the awarding of public contracts to business entities that have made political contributions, and limiting the contributions that the recipient of such a contract can make during the term of a contract; and,

**WHEREAS**, in the interest of good government, the people and the Camden Redevelopment Agency desire to establish a policy that will avoid the perception of improper influence in public contracting and local elections,

**NOW, THEREFORE, BE IT RESOLVED**, it shall be the policy of the Camden Redevelopment Agency to create such a regulation which states that a Business Entity which makes political contributions to municipal candidates and municipal and county political parties in excess of certain thresholds shall be limited in its ability to receive public contracts from the Camden Redevelopment Agency; and,

**03-06-13B (cont'd)**

**BE IT FURTHER RESOLVED** by the Camden Redevelopment Agency, in the County of Camden, and State of New Jersey, as follows:

**DEFINITIONS**

As used in this ordinance:

- (a) "Campaign Committee" means (i) every candidate for City of Camden, NJ elective municipal office; (ii) every candidate committee established by or for the benefit of a candidate for City of Camden, NJ elective municipal office; (iii) every joint candidate committee established in whole or in part by or for the benefit of a candidate for City of Camden, NJ elective municipal office; (iv) every political party committee of the City of Camden, NJ; (v) every political party committee of the County of Camden; and (vi) every political committee, continuing political committee, or other form of association or organization that regularly engages in the support of candidates for the City of Camden, NJ municipal or County of Camden elective offices or City of Camden, NJ municipal or County of Camden political parties or political party committees. The terms in the foregoing paragraph have the meaning prescribed in N.J.A.C. 19:25-1.7.
- (b) "Contribution" has the meaning prescribed in N.J.A.C. 19:25-1.7. By way of illustration, and not limitation, this definition includes pledges, loans, and in-kind contributions.
- (c) A "contract for professional or extraordinary services" means all contracts for "professional services" and "extraordinary unspecifiable services" as such term is used in N.J.S.A. 40A:11-5.
- (d) For purposes of this Resolution, a "Business Entity" whose contributions are regulated by this ordinance means: (i) an individual including the individual's spouse, and any child/children; (ii) a firm; corporation; professional corporation; partnership; limited liability company; organization; association; and any other manner and kind of business entity; (iii) any person who owns 10% or more of the equity or ownership or income interests in a person or entity as defined in sections (i) and (ii) above and their spouses and child/children; (iv) all partners or officers of such an entity, in the aggregate, and their spouses and child/children; (v) any person, subcontractor, subsidiary, corporation, firm, partnership, limited liability company, organization or association who has received or indefeasibly acquired the right to receive, from a person described in subparagraph (i) above, more than \$100,000.00 in compensation or income of any kind (including, by way of illustration, and not limitation: wages, salaries, sums paid to independent contractors, benefits, dividends, profit-sharing, pension contributions, deferred contributions, stock, stock options or gifts), in any twelve (12) month period prior to the award of, or during the term of, a contract subject to this resolution; and (vi) all persons who are an "affiliate" of a Business Entity as defined in sections (i), (ii) and (v) above, as such term is used in 11 U.S.C. 101(2).

**SECTION 1 – PROHIBITION ON AWARDING PUBLIC CONTRACTS TO CERTAIN CONTRIBUTORS**

- (a) To the extent that it is not inconsistent with state or federal law, the Camden Redevelopment Agency and any of its departments, instrumentalities or purchasing agents shall not enter into any agreement or otherwise contract to procure "professional services" as such term is defined at N.J.S.A. 40A:11-2(6) and used at N.J.S.A. 40A:11-5(1)(a)(i) and/or banking, insurance or other consulting service (hereinafter "Professional Services"), nor "extraordinary unspecified services" as such term is defined at N.J.S.A. 40A:11-2(7) and used at N.J.S.A. 40A:11-5(1)(a)(ii) and/or media, public relations, lobbying, parking garage management or other consulting and/or management service (hereinafter "Extraordinary Unspecified Services") from any Business Entity if such Business Entity has solicited or made any Contribution to (i) a candidate, candidate committee or joint candidates committee of any candidate for elective municipal office in City of Camden, NJ or a holder of public office having ultimate responsibility for the award of a contract, or (ii) to any City of Camden, NJ or County of Camden political committee or political party committee, or (iii) to any continuing political committee or political action committee that regularly engages in the support of City of Camden, NJ municipal or County of Camden elections and/or City of Camden, NJ municipal or County of Camden candidates, candidate committees, joint candidate committees, political committees, political parties, political party committees, (hereinafter "PAC"), in excess of the thresholds specified in subsection (g) within one calendar year immediately preceding the date of the contract or agreement.
- (b) No Business Entity who submits a proposal for, enters into negotiations for, or agrees to any contract or agreement with the Camden Redevelopment Agency or any of its departments or instrumentalities, for the rendition of Professional Services or Extraordinary Unspecified Services shall knowingly solicit or make any Contribution, to (i) a candidate, candidate committee or joint candidates committee of any candidate for elective municipal office in City of Camden, NJ, or a holder of public office having ultimate responsibility for the award of a contract, or (ii) to any City of Camden, NJ or County of Camden political committee or political party committee, or (iii) any PAC between the time of first communication between that Business Entity and the municipality regarding a specific agreement for Professional Services or Extraordinary Unspecified Services, and the later of the termination of negotiations or rejection of any proposal, or the completion of the performance or specified time period of that contract or agreement.

- (c) The monetary thresholds of this Resolution are: (i) a maximum of \$300 per calendar year each for any purpose to any candidate or candidate committee for mayor or governing body, or \$500 per calendar year to any joint candidates committee for mayor or governing body, or \$300 per calendar year to a political committee or political party committee of the City of Camden, NJ; (ii) \$500 maximum per calendar year to a County of Camden political committee or political party committee; and (iii) \$500 maximum per calendar year to any PAC. However, for each Business Entity party to a contract for Professional or Extraordinary Unspecified Services as defined in subparagraph (a), or engaged in negotiations for a contract defined in subparagraph (a), when such Business Entity's Contribution is aggregated with all "persons" defined in subparagraph (d) of "Definitions" above, by virtue of their affiliation to that Business Entity party, a maximum of \$2,500 to all City of Camden, NJ candidates, candidate committees, joint candidate committees, and holders of public office having ultimate responsibility for the award of a contract, all City of Camden, NJ or County of Camden political committees and political party committees as described herein combined, without violating subsection (a) of this section.
- (d) For purposes of this section, the office that is considered to have ultimate responsibility for the award of the contract shall be (i) the Camden Redevelopment Agency Board of Commissioners, if the contract requires approval or appropriation from the Board of Commissioners.
- (e) Rules regarding subcontractors. No person may be awarded a subcontract to perform under a contract subject to this Resolution, if the subcontractor would be disqualified by paragraph (a) from receiving the contract at the time that the subcontract is awarded. Nor may any person who would be disqualified by paragraph (a) from receiving the contract perform substantially all of obligations described in a contract for professional or extraordinary services that is subject to this resolution.

## **SECTION 2 - CONTRIBUTIONS MADE PRIOR TO THE EFFECTIVE DATE**

No Contribution or solicitation of contributions made prior to the effective date of this Resolution shall be deemed to give rise to a violation of this Resolution.

## **SECTION 3 - CONTRACT RENEWAL**

No contract subject to this ordinance may be renewed, extended, or materially modified unless the resulting renewal, extension, or modification would be allowable under the provisions of this resolution if it were an initial contract.



#### **SECTION 4 - CONTRIBUTION STATEMENT BY BUSINESS ENTITY**

- (a) Prior to awarding any contract or agreement to procure "Professional Services" or "Extraordinary Unspecified Services" from any Business Entity, the Camden Redevelopment Agency or its purchasing agents and departments, as the case may be, shall receive a sworn statement from said Business Entity which is the intended recipient of said contract that he/she/it has not made a Contribution in violation of Section 1 of this Ordinance. The Camden Redevelopment Agency, its purchasing agents and departments shall be responsible for informing the Board of Commissioners that the aforementioned sworn statement has been received and that the Business Entity is not in violation of this ordinance, prior to awarding the contract or agreement.
- (b) A Business Entity shall have a continuing duty to report to the Camden Redevelopment Agency any Contributions that constitute a violation of this act that are made during the negotiation, proposal process or the duration of a contract. The Camden Redevelopment Agency, its purchasing agents and departments shall be responsible for informing the Board of Commissioners within ten (10) business days after receipt of said report from the Business Entity, or at the next Board of Commissioners' meeting following receipt of said report from the Business Entity, or whichever comes first.
- (c) The certification required under this subsection shall be made prior to entry into the contract or agreement with the Camden Redevelopment Agency, or prior to the provision of services or goods, as the case may be, and shall be in addition to any other certifications that may be required by any other provision of law.

#### **SECTION 5 - RETURN OF EXCESS CONTRIBUTIONS**

A Business Entity that is a party to a contract for Professional Services or Extraordinary Unspecified Services may cure a violation of Section 1 of this Resolution, if, within 30 days after the date on which the applicable ELEC report is published, said Business Entity notifies the municipality in writing and seeks and receives reimbursement of the Contribution from the recipient of such Contribution.

#### **SECTION 6 - EXEMPTIONS**

The contribution limitations prior to entering into a contract in Section 1(a) do not apply to contracts which (i) are awarded to the lowest responsible bidder after public advertising for bids and bidding therefore within the meaning of N.J.S.A. 40A:11-4, or (ii) are awarded in the case of emergency under N.J.S.A. 40A:11-6. There is no exemption for contracts awarded pursuant to a "Fair and Open Process" under N.J.S.A. 19:44A-20 et seq.

**SECTION 7 - PENALTY**

- (a) It shall be a material breach of the terms of a Camden Redevelopment Agency agreement or contract for Professional Services or Extraordinary Unspecified Services when a Business Entity that is a party to such agreement or contract has:
- (i) made or solicited a Contribution in violation of this Ordinance; (ii) knowingly concealed or misrepresented a Contribution given or received; (iii) made or solicited Contributions through intermediaries for the purpose of concealing or misrepresenting the source of the Contribution; (iv) made or solicited any Contribution on the condition or with the agreement that it will be re-contributed to a candidate, candidate committee or joint candidates committee of any candidate for elective municipal office in the City of Camden, NJ, or a holder of public office having ultimate responsibility for the award of a contract, or any City of Camden, NJ or County of Camden political committee or political party committee, or any PAC; (v) engaged or employed a lobbyist or consultant with the intent or understanding that such lobbyist or consultant would make or solicit any Contribution, which if made or solicited by the professional Business Entity itself, would subject that entity to the restrictions of this Resolution; (vi) funded contributions made by third parties, including consultants, attorneys, family members, and employees; (vii) engaged in any exchange of Contributions to circumvent the intent of this Ordinance; or (viii) directly or indirectly, through or by any other person or means, done any act which if done directly would subject that entity to the restrictions of this Resolution.
- (b) Furthermore, any Business Entity that violates Section 7 (a) (i-viii) shall be disqualified from eligibility for future Camden Redevelopment Agency contracts for a period of four (4) calendar years from the date of the violation.
- (c) Any person who knowingly, purposely, or recklessly violates any provision of this resolution, or who conspires with another person to violate any provision of this resolution, or who, with the purpose of promoting or facilitating a violation of this resolution, solicits another person to commit it, or aids or agrees, or attempts to aid another person in planning or committing it, shall be subject to punishment including fines and/or imprisonment as fixed by law for violations of the resolutions of the Camden Redevelopment Agency.

**SECTION 8 - CITIZENS PRIVATE RIGHT OF ACTION**

In addition to any rights that were heretofore available, or which may hereafter be available, to citizens, taxpayers, or associations, to challenge violations of this resolution, every person aggrieved by a violation of the resolution, or any taxpayer or resident of the City of Camden, NJ has the right, consistent with the Rules of Court, to file charges in a court of competent jurisdiction, and/or to pursue a civil action for a violation of this resolution in a court of competent jurisdiction, and to seek and obtain declaratory, injunctive, or other legal or equitable relief, including but not limited to, attorneys fees and costs, arising from or related to a violation of this resolution.

**SECTION 9 - SEVERABILITY**

If any provision of this Resolution, or the application of any such provision to any person or circumstances, shall be held invalid, the remainder of this Resolution to the extent it can be given effect, or the application of such provision to persons or circumstances other than those to which it is held invalid shall not be affected thereby, and to this extent the provisions of this Resolution are severable.

**SECTION 10 - INDEXING**

The monetary thresholds of "Definitions" Section (d) and Section 1(c) of this resolution shall be increased effective March 1 of each calendar year by the percentage increase, in the prior calendar year, of the consumer price index for all urban consumers (CPI-U) for the Philadelphia region, rounded to the nearest \$10.00. The Clerk of the Camden Redevelopment Agency shall, by no later than April 1 of each calendar year, prepare and publish the revised thresholds on the official municipal unit website and in an official municipal newspaper.

**SECTION 11 - REPEALER**

All resolutions or parts of resolutions which are inconsistent with any provisions of this Resolution are hereby repealed as to the extent of such inconsistencies.

**SECTION 12 - EFFECTIVE DATE**

This Resolution shall become effective twenty (20) days following the final adoption thereof by the Camden Redevelopment Agency of the City of Camden, NJ and shall be published as required by law.

**03-06-13B (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.

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

Economic Development

Resolution No.: 03-06-~~13~~C

Resolution Title:

**Resolution Authorizing the Camden Redevelopment Agency to Accept a Grant from  
the Hazardous Discharge Site Remediation Fund in the Amount of \$860,323  
for Remedial Action at the Harrison Avenue Landfill (#P37760)**

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.
- An application was submitted on behalf of the CRA to the NJ Hazardous Discharge Site Remediation Fund in the amount of **\$860,323** for Remedial Action.
- This grant will bring the total HDSRF Remedial Action funds committed to the Kroc Center project to \$15,798,019.
- The required match for this grant and HDSRF Grant 37528 will be in the form of a written commitment of \$1,200,000 from the DEP Office of Natural Resource Restoration.

Purpose of Resolution: To accept a grant.

Award Process: N/A

Cost Not To Exceed:

\$860,323

Match Calculation:

A. Remediation Budget \$4,081,716 (100%)

Grant P37528 \$2,021,394

Grant P37760 860,323

B. Total Grant \$2,881,717 (71% of A)

C. DEP Match \$1,200,000 (29% of A)

Total Project Cost:

\$73.0 million

Source of Funds:

HDSRF grant

**Resolution Authorizing the Camden Redevelopment Agency to Accept a Grant from the Hazardous Discharge Site Remediation Fund in the Amount of \$860,323 for Remedial Action at the Harrison Avenue Landfill (#P37760)**

**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; and

**WHEREAS**, the New Jersey Department of Environmental Protection, Office of Natural Resource Restoration, as evidenced by a letter from Timothy T. Bartle, Chief of the Brownfield Reuse, dated February 13, 2013, and as corrected by letter dated February 15, 2013, has committed \$1,200,000 in satisfaction of the 25% matching funds requirement for this Grant and HDSRF Grant P37528 the acceptance of which was previously authorized by Resolution 09-05-12A but subject to the identification of required matching funds,

**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 #P37760 for Remedial Action on the TSA Parcel in an amount not exceed \$860,323; and

**BE IT FURTHER RESOLVED** that the Executive Director, or her designee, is hereby authorized and directed, subject to the adequate documentation of the commitment and contribution of required matching funds by the New Jersey Department of Environmental Protection, Office of Natural Resource Restoration, to take all actions and execute all grant documents, grant agreements and reports necessary to secure and administer the Grant and 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.

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

Economic Development

Resolution No.: 03-06-13D

Resolution Title:

**Resolution Authorizing the Camden Redevelopment Agency to Enter into a Professional Services Agreement with Langan Engineering & Environmental Services to Provide Environmental Investigation and Remediation Services in Connection with the Former Sears Tire & Battery Site**

Project Summary:

- The Site is located at 1350 Admiral Wilson Boulevard (Block 1464 Lots 4&5) in the Gateway Office Park.
- The Project Development Agreement with Campbell Soup Company (PDA) outlining the responsibilities in the Gateway Office Park project, obligates the CRA to acquire and remediate the Site.
- Acquisition, demolition and the remediation of the soils is complete.
- The CRA has the responsibility to monitor and report on the remaining ground water contamination associated with the Site until the contamination reaches an acceptable level.
- The scope of work of the contract will cover the ground water monitoring, reporting and certification until the end of 2014.
- The contract transaction has been approved by DCA.

Purpose of Resolution:

Authorize a Professional Services Agreement

Award Process:

Dresdner Robin from past and current contracts with the CRA, has extensive technical knowledge of the Site and is the designated Licensed Site Remediation Professional (LSRP).

Cost Not To Exceed:

\$135,000

Total Project Cost:

\$1.1 million

Source of Funds:

ERB Grant P20266



**Resolution Authorizing the Camden Redevelopment Agency to Enter into a Professional Services Agreement with Langan Engineering & Environmental Services to Provide Environmental Investigation and Remediation Services in Connection with the Former Sears Tire & Battery Site**

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

**WHEREAS**, the Project Development Agreement (PDA) which outlines the obligations of the various parties relative to the redevelopment of the Gateway Office Park requires the CRA to undertake environmental and engineering activities, including but not limited to the environmental investigation and remediation of the former Sears Tire & Battery Site located at 1350 Admiral Wilson Boulevard and designated as Block 1464 Lots 4 and 5 (Site); and

**WHEREAS**, the remediation of soils at Site is complete and the New Jersey Department of Environmental Protection (DEP) requires additional monitoring, certification and reporting of the ground water associated with the Site; and

**WHEREAS**, Langan Engineer & Environmental Services is the designated Licensed Site Remediation Professional for the Site and because of the professional nature of the environmental information developed thus far in the project, it would not be appropriate or practical to engage a new engineering and environmental firm; and

**WHEREAS**, Langan Engineer & Environmental Services has submitted a proposal to complete the required work for the unit costs set forth in its work proposal dated October 12, 2012 with the total cost of the work not to exceed the amount of \$135,000.00.

**WHEREAS**, the scope of services under this Professional Services Agreement are eligible costs under the Economic Recovery Board Grant entitled, "Tire & Battery Remediation Grant P20266"; and

**WHEREAS**, this transaction has been approved by the New Jersey Department of Community Affairs,

**03-06-13D (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 Professional Services Agreement with Langan Engineering to provide environmental investigation and remediation services in connection with the remediation of the Former Sears Tire & Battery Site for the unit costs set forth in the proposal dated October 12, 2012 for a total amount not to exceed \$135,000; 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
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.

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

Economic Development

Resolution No.: 03-06-13E.

Resolution Title:

**Resolution Authorizing the Camden Redevelopment Agency to Enter into a Professional Service Agreement with Dresdner Robin for the Preparation of a Fill Use Plan 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 cooperating with Cooper Grant Neighborhood Association to remediate and redevelop the Site.
- The CRA has received 3 US EPA Brownfield Cleanup Grants totaling \$600,000 to partially fund the remediation.
- Dresdner Robin is currently providing the CRA with remedial design, bid and specification preparation, bid and award assistance, oversight during remediation and reporting and project close-out.
- Dresdner Robin is the Licensed Site Remediation Profession of record for the Site
- Dresdner Robin will develop a Fill Use Plan, as required by the NJDEP, to determine the suitability of using Historic Fill from the ABC Barrel Site as fill material at the Harrison Avenue Landfill prior to the remediation and construction of a solar electric generation facility and park at the former landfill.

Purpose of Resolution:

To authorize a professional services agreement

Award Process:

N/A

Cost Not To Exceed:

\$6,820.00

Total Project Cost:

\$1.2 million (remediation only)

Source of Funds:

US EPA Brownfield Cleanup Grant

**Resolution Authorizing the Camden Redevelopment Agency to Enter into a Professional Service Agreement with Dresdner Robin for the Preparation of a Fill Use Plan 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**, Dresdner Robin currently is providing environmental services in connection with and is the designated Licensed Site Remediation Professional for the Site; and

**WHEREAS**, The CRA proposes to investigate the suitability of using Historic Fill from the Site in order to raise the grade at the Harrison Avenue Landfill prior to the construction of a clean fill cap at the Landfill; and

**WHEREAS**, New Jersey Department of Environmental Protection (DEP) requires that this analysis be in the form of a Fill Use Plan and Dresdner Robin proposes to prepare this unanticipated, out-of-scope task for a lump sum fixed price of \$6,820.00,

03-06-13E (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 Professional Services Agreement with Dresdner Robin to prepare a Fill Use Plan in connection with the remediation of the ABC Barrel Site in an amount not to exceed \$6,820.00; 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
Gloria Pena			
Vance Bowman			
Kenwood Hagamin, Jr.			
Bryan Morton			
Louis Quinones			
Melinda Sanchez			
Jose Vazquez			

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Gloria Pena  
Chairperson

ATTEST:

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Saundra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.

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Mark P. Asselta, Esq.

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

Housing

Resolution No.: 03-06-13E

Resolution Title:

**Resolution Authorizing the Transfer of Certain Real Property (Block 182, Lot 84)  
to the City of Camden for Nominal Consideration**

Project Summary:

- By Deed dated March 25, 1997, the City of Camden transferred Block 182, Lot 84 to CRA. Block 182, Lot 84 is located within Bergen Square, a neighborhood currently without a redevelopment plan.
- The City now requests that the CRA transfer Block 182, Lot 84 back to the City by way of a Quitclaim Deed and for nominal consideration.
- Block 182, Lot 84 is a lot that is located within an area improved as a parking lot that is adjacent to the Bergen Lanning Health Clinic.
- The City leases the Bergen Lanning Health Clinic to Project Hope, the operator of the Clinic. Project HOPE is authorized by the City to undertake improvements to the Bergen Lanning Health Clinic and expand the existing parking area.
- Block 182, Lot 84 is surrounded by properties that are titled to the City of Camden and is improved along with adjacent lots as a parking area for the Bergen Lanning Health Clinic.

Purpose of Resolution:

Transfer real property from the CRA to the City of Camden

Award Process: N/A

Cost Not To Exceed: N/A

Total Project Cost: \$1.00

Source of Funds: N/A

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

Housing

Resolution No.: 03-06-13F

Resolution Title:

**Resolution Authorizing the Transfer of Certain Real Property (Block 182, Lot 84)  
to the City of Camden for Nominal Consideration**

Project Summary:

- By Deed dated March 25, 1997, the City of Camden transferred Block 182, Lot 84 to CRA. Block 182, Lot 84 is located within Bergen Square, a neighborhood currently without a redevelopment plan.
- The City now requests that CRA transfer Block 182, Lot 84 back to the City by way of a Quitclaim Deed and for nominal consideration.
- Block 182, Lot 84 is a lot that is located within an area improved as a parking lot that is adjacent to the Bergen Lanning Health Center.
- The City leases the Bergen Lanning Health Center to Project H.O.P.E, the operator of the Center. Project H.O.P.E. is authorized by the City to undertake improvements to the Bergen Lanning Health Center and expand the existing parking area adjacent to the Center.
- Block 182, Lot 84 is surrounded by properties that are in title to the City of Camden and is improved along with adjacent lots as a parking area for the Bergen Lanning Health Center.

Purpose of Resolution:

Transfer real property from CRA to the City of Camden.

Award Process: N/A

Cost Not To Exceed: N/A

Total Project Cost: \$1.00

Source of Funds: N/A

**Resolution Authorizing the Transfer of Certain Real Property (Block 182, Lot 84)  
to the City of Camden for Nominal Consideration**

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

**WHEREAS**, the City of Camden conveyed Block 182, Lot 84 to the Camden Redevelopment Agency ("CRA") by Quitclaim Deed dated March 25, 1997 for nominal consideration; and

**WHEREAS**, Block 182, Lot 84 is a vacant lot without any building improvements and has been utilized as part of an assemblage of lots owned by the City of Camden for a parking lot which the City leases to Project H.O.P.E., the operator of the Bergen Lanning Health Center ; and

**WHEREAS**, CRA desires to transfer Block 182, Lot 84 to the City of Camden via Quitclaim Deed for nominal consideration so that the City may have clear title to all the parcels that make up the parking lot before it expends funds to repave the parking lot; and

**WHEREAS**, CRA no longer needs the aforementioned property for a public use,

**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 and directed to transfer Block 182, Lot 84 to the City of Camden for nominal consideration; 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.



03-06-13F

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  
Chairman

ATTEST:

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

The above has been reviewed and approved as to form.

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

**Block 182    Lot 84**

