

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

**Housing**

Resolution No.: 06-27-13D

Resolution Title:

**Resolution Authorizing the City of Camden Redevelopment Agency  
to Accept Conveyance by the City of Camden of Block 1407, Lots 1 & 4; Block 1404,  
Lot 28 and Block 192, Lot 24 Located in the Cooper Plaza  
and Lanning Square Redevelopment Areas**

Project Summary:

- The City of Camden desires to transfer to CRA 4 parcels described on the Tax Assessment Map as Block 1407, Lots 1 and 4; Block 1404, Lot 28; Block 192, Lot 24 for redevelopment purposes.
- The City is transferring these parcels to CRA to facilitate redevelopment projects to be carried out by Cooper Health System or its designee in Cooper/Lanning.
- The City's conditions for transfer to the CRA are that:
  - CRA is to secure appraisals for each property;
  - the City will receive full fair market value proceeds from the CRA sale of these parcels to a 3<sup>rd</sup> party redeveloper;
  - the City will retain a right of reversion in the Deed transferring the property to CRA which will take effect if the subject parcels are not sold to a third party redeveloper within twenty-four (24) months from the date of conveyance to the CRA.
- On 05/13/13 The City of Camden introduced an Ordinance which will authorize the transfer of these parcels to CRA for \$1.00 subject to the above conditions.

Purpose of Resolution:

Accept conveyance of real property from the City of Camden

Award Process:

N/A

Cost Not To Exceed:

\$1.00

Total Project Cost:

N/A

Source of Funds:

N/A

**Resolution Authorizing the City of Camden Redevelopment Agency  
to Accept Conveyance by the City of Camden of Block 1407, Lots 1 & 4; Block 1404, Lot 28 and  
Block 192, Lot 24 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**, 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 and Cooper Plaza Redevelopment Plan as to certain land within the City and described therein ( collectively the "Redevelopment Areas"); and

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

**WHEREAS**, the City of Camden by an Ordinance, introduced on 05-13-13, proposes to transfer four parcels described on the Official Tax Assessment Map of the City of Camden, County of Camden, State of New Jersey as Block 1407, Lot 1 and 4, Block 1404, Lot 28, Block 192, Lot 24 to the CRA for redevelopment purposes (the Property; and

**WHEREAS**, the City of Camden is conditioning the transfer of the Parcels to the CRA as follows:

- the CRA is to secure appraisals for each property;
- the City is to receive full fair market value proceeds from the CRA upon the sale of these parcels to a 3<sup>rd</sup> party redeveloper;
- the City will retain a right of reversion in the Deed to CRA which will take effect as to each Property if the property is not sold to a third party redeveloper within twenty-four (24) months from the date of conveyance to the CRA; and

**WHEREAS**, CRA desires to accept the transfer of the parcels from the City of Camden to further redevelopment in the Cooper Plaza and Lanning Square neighborhoods.

**06-27-13D (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, upon adoption by the City of Camden of an Ordinance authorizing the transfer to the CRA is authorized and directed to accept conveyance of four parcels described as Block 1407, Lot 1 and 4, Block 1404, Lot 28, Block 192, Lot 24 for a consideration of \$1.00; and

**BE IT FURTHER RESOLVED**, that the Camden Redevelopment Agency accepts the terms and conditions of the City of Camden for the transfer of the parcels to CRA as set forth below that:

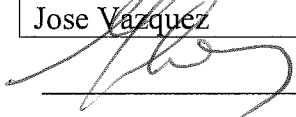
- the CRA is to obtain appraisals for each of the parcels; and
- the City is to receive full fair market value proceeds from the CRA sale of these parcels to a 3<sup>rd</sup> party redeveloper; and
- the City will retain a right of reversion in the Deed to CRA which will take effect for each property if the property is not sold to a third party redeveloper within twenty-four (24) months from the date of conveyance to the CRA.

**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: Vance Bowman


SECONDED BY: Kenwood Hagamin, Jr.

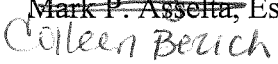
COMMISSIONER	AYES	NAYS	ABSTENTIONS
Gloria Pena	<input checked="" type="checkbox"/>		
Vance Bowman	<input checked="" type="checkbox"/>		
Kenwood Hagamin, Jr.	<input checked="" type="checkbox"/>		
Bryan Morton	<input checked="" type="checkbox"/>		
Louis Quinones	<input checked="" type="checkbox"/>		
Melinda Sanchez	<input checked="" type="checkbox"/>		
Jose Vazquez	<input checked="" type="checkbox"/>		

  
\_\_\_\_\_  
Gloria Pena  
Chairperson

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

The above has been reviewed and approved as to form.

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

  
Colleen Berich

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

Resolution No.: 06-27-13E

Resolution Title:

**Resolution Authorizing the City of Camden Redevelopment Agency to Enter into an Option Agreement (Project Area A) with THE COOPER HEALTH SYSTEM, A NEW JERSEY NON-PROFIT CORPORATION for the Sale and Redevelopment of Certain Properties in Block 181 in the Lanning Square Redevelopment Area**

Project Summary:

- The Cooper Health System proposes to redevelop Block 181 in support of redevelopment projects proposed by the Cooper Health System and or its designees.
- The proposed redevelopment will be for a health sciences use and/or a retail use.
- At this time, Cooper seeks an Option to acquire certain vacant lots in Block 181 that are owned by CRA in Lanning Square and as described in Exhibit A.
- Cooper will pay to CRA, a non-refundable option fee of \$15,000.
- The term of the option agreement shall be 12 months.

Purpose of Resolution:

- Authorize an option agreement, including sale of property.

Award Process: N/A

Cost Not To Exceed: NA

Total Project Cost: TBA

Source of Funds: N/A

**Resolution Authorizing the City of Camden Redevelopment Agency to Enter into an Option Agreement (Project Area A) with THE COOPER HEALTH SYSTEM, A NEW JERSEY NON-PROFIT CORPORATION for the Sale and Redevelopment of Certain Properties in Block 181 in the Lanning Square Redevelopment Area**

**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 the redevelopment entity pursuant to the Redevelopment Law to implement redevelopment plans and carry out redevelopment projects within the Cooper Plaza /Lanning Square Redevelopment Areas; and

**WHEREAS**, CRA, as the redevelopment entity, may designate and enter into agreements with redevelopers to undertake redevelopment projects in the furtherance of redevelopment plans; and

**WHEREAS**, CRA is the record owner of the properties in Block 181 of the City of Camden Tax Map that are described in Exhibit "A" attached to this Resolution (the "CRA parcels"); and

**WHEREAS**, Cooper Health System, a non-profit, proposes to enter into an Option Agreement that would permit Cooper to purchase the CRA Parcels for fair market value as determined by appraisal and if exercised to redevelop the CRA Parcels for educational, health sciences and/or retail uses; and

**WHEREAS**, the proposed term of the option agreement is one (1) year from the date of execution of the agreement and the proposed fee for the option agreement is FIFTEEN THOUSAND DOLLARS (\$15,000.00) which is to be non-refundable and not applied to the purchase price.

06-27-13E (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 and directed to negotiate and enter into an Option Agreement with Cooper Health System for the sale of the CRA Parcels to Cooper for fair market value as determined by appraisal for redevelopment of the parcels for health sciences and/or retail uses which option agreement shall include the payment of a non refundable Option fee of FIFTEEN THOUSAND DOLLARS (\$15,000.00) and a term of twelve (12) months, 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: Louis Quinones 


SECONDED BY: Jose Vazquez

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Gloria Pena	<input checked="" type="checkbox"/>		
Vance Bowman	<input checked="" type="checkbox"/>		
Kenwood Hagamin, Jr.	<input checked="" type="checkbox"/>		
Bryan Morton			
Louis Quinones	<input checked="" type="checkbox"/>		
Melinda Sanchez	<input checked="" type="checkbox"/>		
Jose Vazquez	<input checked="" type="checkbox"/>		

  
Gloria Pena  
Chairperson

ATTEST:   
Sandra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.

  
~~Mark P. Asselta~~, Esq., Board Counsel  
Colleen Beuch

06-27-13E (cont'd)

**EXHIBIT "A"**

**PROPERTY LIST**

<b>#</b>	<b>Block</b>	<b>Lot</b>	<b>Address</b>	<b>Neighborhood</b>	<b>CRA owned</b>
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

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

Resolution No.: 06-27-13F

Resolution Title:

**Resolution Authorizing the City of Camden Redevelopment Agency to Enter into an Option Agreement (Project Area B) with THE COOPER HEALTH SYSTEM, A NEW JERSEY NON-PROFIT CORPORATION for the Sale and Redevelopment of Certain Properties in Block 1404 Lots 28 and 30 and Block 1407 Lots 1, 4, 50 and 51 in the Cooper Plaza Redevelopment Area**

Project Summary:

- The Cooper Health System proposes to redevelop these Block and Lots in support of redevelopment projects proposed by the Cooper Health System and/or its designees.
- The proposed redevelopment will be for educational, health sciences and/or retail uses.
- At this time, Cooper seeks an Option to acquire certain vacant lots in these Blocks and Lots that are owned by CRA in Cooper Plaza and as described in Exhibit A.
- Cooper will pay to CRA, a non-refundable option fee of FIVE THOUSAND DOLLARS (\$5,000.00).
- The term of the option agreement shall be 12 months.

Purpose of Resolution:

- Authorize an option agreement, including sale of property.

Award Process: N/A

Cost Not To Exceed: NA

Total Project Cost: TBA

Source of Funds: N/A



**Resolution Authorizing the City of Camden Redevelopment Agency to Enter into  
an Option Agreement (Project Area B) with THE COOPER HEALTH SYSTEM,  
A NEW JERSEY NON-PROFIT CORPORATION for the Sale and Redevelopment of Certain  
Properties in Block 1404 Lots 28 and 30 and Block 1407 Lots 1, 4,  
50 and 51 in the Cooper Plaza Redevelopment Area**

**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 the 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, as the redevelopment entity, may designate and enter into agreements with redevelopers to undertake redevelopment projects in the furtherance of a redevelopment plan; and

**WHEREAS**, CRA is the record owner of the properties in Block 1404 Lots 28 and 30 and Block 1407 Lots 1, 4, 50 and 52 of the City of Camden Tax Map that are described in Exhibit "A" attached to this Resolution (the "CRA parcels"); and

**WHEREAS**, Cooper Health System, a non-profit, proposes to enter into an Option Agreement that would permit Cooper to purchase the CRA Parcels for fair market value as determined by appraisal and if exercised to redevelop the CRA Parcels for educational, health sciences and/or retail uses; and

**WHEREAS**, the proposed term of the option agreement is one (1) year from the date of execution of the agreement and the proposed fee for the option agreement is FIVE THOUSAND DOLLARS (\$5,000.00) which is to be non-refundable and not applied to the purchase price.

**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 negotiate and enter into an Option Agreement with Cooper Health System for the sale of the CRA Parcels to Cooper for fair market value as determined by appraisal for redevelopment of the parcels for health sciences and/or retail uses which option agreement shall include the payment of a non refundable Option fee of FIVE THOUSAND DOLLARS \$5,000.00 and a term of twelve (12) months, 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.

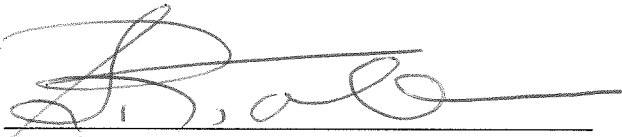
ON MOTION OF: Vance Bowman

SECONDED BY: Jose Vazquez

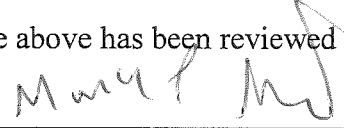
COMMISSIONER	AYES	NAYS	ABSTENTIONS
Gloria Pena	✓		
Vance Bowman	✓		
Kenwood Hagamin, Jr.	✓		
Bryan Morton			
Louis Quinones	✓		
Melinda Sanchez	✓		
Jose Vazquez	✓		

  
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

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

<b>#</b>	<b>Block</b>	<b>Lot</b>	<b>Address</b>	<b>Neighborhood</b>	<b>CRA owned</b>
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**

Economic Development

Resolution No.: 06-27-13G

Resolution Title:

**Resolution Authorizing the City of Camden Redevelopment Agency to Enter  
into a Lease with Camden Area Health Education Centers, Inc. (CAHEC)  
for a Portion of the Property at Broadway and Martin Luther King Boulevard  
(Block 175, Part of Lots 5 & 12)**

Project Summary:

- Since 2005, the CRA has leased the parcel on Broadway between the PATCO West Headhouse and the Riverline tracks to CAHEC for a seasonal Farmers Market ( Part of Block 175, Lot 12)
- The Market has been well received by the community; creating retail and pedestrian activity in Downtown and providing access to fresh food
- The Market is held Fridays from June 1 through October 31
- The CRA will also provide limited parking space on the north side of the Headhouse (Part of Block 175, Lot 5)
- The lease is for a nominal fee
- The term of the lease is for the 2013 season with all equipment and storage to be moved at the end of the season

Purpose of Resolution:

Authorize a Lease

Award Process:

Renewal of a previous lease

Cost Not To Exceed:

N/A

Total Project Cost:

N/A

Source of Funds:

N/A

06-27-13G

**Resolution Authorizing the City of Camden Redevelopment Agency to Enter  
into a Lease with Camden Area Health Education Centers, Inc. (CAHEC)  
for a Portion of the Property at Broadway and Martin Luther King Boulevard  
(Block 175, Part of Lots 5 & 12)**

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

**WHEREAS**, in order to encourage pedestrian and retail activity in the Downtown and improve resident access to fresh foods, the CRA has, since 2005, leased portions of the its properties adjacent to the PATCO Walter Rand Transportation Center West Headhouse and the Riverline Station (portions of Block 175, Lot 5 and Block 175 Lot 12) to Camden Area Health Education Centers, Inc. ("CAHEC") for the operation of a Farmer's Market; and

**WHEREAS**, the Farmer's Market has achieved these goals and has received community and foundation support and the CRA has determined that it is in the best interest of the public to enter into an new lease for the June through October 2013 Season;

**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 a lease of a portion of Block 175, Lot 5 and Block 175, Lot 12, to be further described in the lease document, with Camden Area Heath Education Centers, Inc. for a term of June 1 to October 31, 2013 for nominal consideration for the sole purpose of operating a seasonal Farmer's Market and related support services.


**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.

06-27-13G (cont'd)


ON MOTION OF: Louis Quinones

SECONDED BY: Vance Bowman


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  
Colleen Borich