

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Executive Office

Resolution No.: 05-01-13A

Resolution Title:

Resolution Authorizing the City of Camden Redevelopment Agency to Enter into an Agreement with the Camden County One-Stop/WorkFirst New Jersey to Participate in the Community Work Experience Program (CWEP)

Project Summary:

The CWEP Program is the welfare-to-work program. Camden County One-Stop/WorkFirst New Jersey connects people on welfare with local businesses, government agencies and 501(c) 3 entities willing to provide work experience in exchange for services performed by participants at no cost. This work experience enables participants to adjust to and learn how to function in employment settings.

Purpose of Resolution:

To authorize the execution of a contract between the CRA and Camden County One-Stop/WorkFirst New Jersey to allow the CRA to participate in the (CWEP) Program.

Award Process: N/A

Cost Not To Exceed: N/A

Source of Funds: N/A

05-01-13A

**Resolution Authorizing the City of Camden Redevelopment Agency
to Enter into an Agreement with the Camden County One-Stop/WorkFirst New Jersey
to Participate in the Community Work Experience Program (CWEP)**

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

WHEREAS, the Camden County One-Stop/WorkFirst New Jersey (WFNJ) office administers the Camden County Community Work Experience Program (CWEP); and

WHEREAS, the CWEP is an allowable work activity for WFNJ participants pursuant to N.J.A.C. 10:90-4.3, and is intended to be used for Temporary Assistance for Needy Families, General Assistance and Food Stamp Employment and Training Program participants, which connects employers who agree to provide training opportunities at approved local worksites; and

WHEREAS, CWEP's primary purpose is to provide work experience and training that enables participants to adjust to and learn how to function in an employment setting; and

WHEREAS, the CRA intends to participate in CWEP and to provide general office assistant training to CWEP participants as circumstances permit on a continual basis; and

WHEREAS, the CRA, since introducing CWEP at the agency in July 2011, has helped several participants transition to full-time employment; and

WHEREAS, under the CWEP program CRA is not obligated to pay any amount for the work provided by the participants and is not obligated to pay any fee for participating in the program; and

WHEREAS, the term of the proposed agreement is for one year terminating on June 30, 2014, however CRA holds the right to terminate the agreement at any time.

05-01-13A (cont'd)

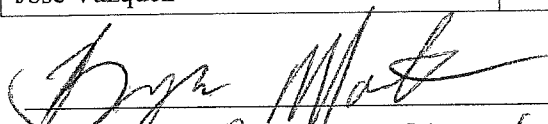
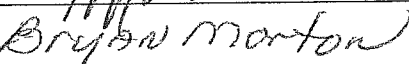
NOW, THEREFORE, BE IT RESOLVED by the governing body of the Camden Redevelopment Agency that the Executive Director, a duly authorized representative of the City of Camden Redevelopment Agency, is hereby authorized to enter into an Agreement with Camden County One-Stop/WorkFirst New Jersey to participate in the Community Work Experience Program under the terms and conditions set forth above.


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: Commissioner Kenwood Hagamin, Jr.

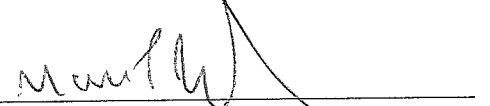
SECONDED BY: Commissioner Louis Quinones

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


Gloria Pena 
~~Chairperson~~ Treasurer

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.: 05-01-13B

Resolution Title:

**Resolution Authorizing a Pre-Qualified List of Title Companies for
the City of Camden Redevelopment Agency for 2013**

Project Summary:

CRA management recommends establishing a pre-qualified list of Title Service Providers for FYE 2013 to provide professional services in furtherance of development activities.

Purpose of Resolution:

To allow the CRA to formally establish a pre-qualified listing of firms qualified to provide title services.

Award Process:

The CRA issued a Request for Qualifications for the provision of these services. The firm of Title America was the sole respondent and has been deemed qualified.

Cost Not To Exceed:

N/A

Total Project Cost:

N/A

05-01-13B

**Resolution Authorizing a Pre-Qualified List of Title Companies for
the City of Camden Redevelopment Agency for 2013**

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

WHEREAS, CRA has the need from time to time for title services for ongoing projects;
and

WHEREAS, it is in the best interest of the CRA to have a list of pre-qualified title companies for the year 2013; and

WHEREAS, in order to secure a list of companies that are qualified to provided the needed services the CRA prepared and posted on its Web Site a Request for Qualifications for firms to provide title services for the CRA, in accordance with the 'fair and open' process and procedures established under the regulations and amendments to N.J.S.A. 19:44A-20.4 et.seq.;
and

WHEREAS, the following firm was the sole respondent and found to be qualified and therefore is being asked to be placed on the list:

- Title America; whose address is 185 W. White Horse Pike, Berlin, NJ;

05-01-13B (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 place the following firm on the Pre-Qualified List of Title Companies for calendar year 2013:

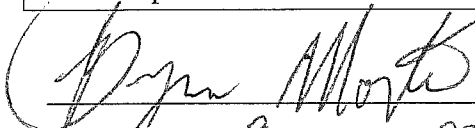
- Title America; whose address is 185 W. White Horse Pike, Berlin, NJ,

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: Commissioner Kenwood Hagamin, Jr.

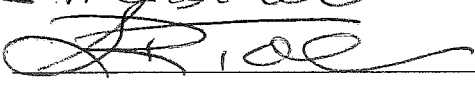
SECONDED BY: Commissioner Louis Quinones

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

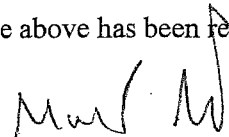

Gloria Pena
Chairperson


Bryan Morton
Treasurer

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.: 05-01-13C

Resolution Title:

**Resolution Authorizing a Pre-Qualified List of Appraisal Companies for
the City of Camden Redevelopment Agency for 2013**

Project Summary:

CRA management recommends establishing a pre-qualified list of Appraisal Service Providers for FYE 2013 to provide professional services in furtherance of development activities.

Purpose of Resolution:

To allow the CRA to formally establish a pre-qualified listing of firms qualified to provide appraisal services.

Award Process:

The CRA issued a Request for Qualifications for the provision of these services. The following firms have been deemed qualified:

- J. McHale & Associates, Inc.
- Steven Bartelt Real Estate Appraisal Consultants

Cost Not To Exceed:

N/A

Total Project Cost:

N/A

**Resolution Authorizing a Pre-Qualified List of Appraisal Companies for
the City of Camden Redevelopment Agency for 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 has the need from time to time for appraisal services for ongoing projects; and

WHEREAS, it is in the best interest of the CRA to have a list of pre-qualified appraisal companies for the year 2013; and

WHEREAS, in order to secure a list of companies that are qualified to provide the needed services the CRA prepared and posted on its Web Site a Request for Qualifications for firms to provide appraisal services for the CRA, in accordance with the 'fair and open' process and procedures established under the regulations and amendments to N.J.S.A. 19:44A-20.4 et.seq.; and

WHEREAS, the following firms were found to be qualified and therefore are requesting to be placed on the list:

- J. McHale & Associates, Inc., whose address is 400 Birchfield Drive, Suite 401, Mount Laurel, NJ 08054
- Steven Bartelt Real Estate Appraisal Consultants, whose address is 264 Pitman-Downer Road, Sewell, NJ 08090

05-01-13C (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 place the following firms on the Pre-Qualified List of Appraisal Companies for calendar year 2013:

- J. McHale & Associates, Inc., whose address is 400 Birchfield Drive, Suite 401, Mount Laurel, NJ 08054
- Steven Bartelt Real Estate Appraisal Consultants, whose address is 264 Pitman-Downer Road, Sewell, NJ 08090

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.

05-01-13C (cont'd)

ON MOTION OF: Commissioner Kenwood Hagamin, Jr.

SECONDED BY: Commissioner Louis Quinones

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

Bryan Morton
Gloria Pena *Bryan Morton*
Chairperson *Treasurer*

ATTEST: *Sandra Ross Johnson*
Sandra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta
Mark P. Asselta, Esq.

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing Development

Resolution No.: 05-01-13D

Resolution Title:

Resolution Authorizing the Camden Redevelopment Agency to Accept a Grant from the Economic Recovery Board, if Awarded, for the Meadows 2 Project

Project Summary:

- The CRA is working in partnership with a joint venture of MBI Development Company, Inc., a for-profit entity, and RESPOND, Inc., a local non-profit entity (the “developer”), to develop a 3 +/- acre portion of the former Knox Gelatin site (a rownfield in North Camden) for residential use. The project site is owned by the City of Camden and Save Our Waterfront, a local non-profit entity.
- The proposed project, known as Meadows 2, is a 78-unit multifamily rental development, which follows the developer’s completion in 2012 of Meadows 1 - a 40-unit special needs multifamily rental project (financed in part by NSP 2 funds) on an adjacent portion of the former Knox Gelatin site in North Camden.
- CRA submitted an application to the Economic Recovery Board (“ERB”), requesting an \$847,000 infrastructure grant for the Meadows 2 Project under the ERB’s Demolition and Redevelopment Financing Fund.
- An ERB grant, if awarded, and the City of Camden’s sale of the project site will together meet the New Jersey Housing & Mortgage Finance Agency’s (“NJHMF”) 5% municipal support requirement, and thereby make the developer’s tax credit application to the NJHMF more competitive.
- ERB funds, if awarded, will be used for installation of infrastructure improvements on the project site, including the installation of utilities, sewers, roads, streetscape, sidewalks and other related improvements and utility services that will service the proposed 78 unit development.
- Ten percent of the ERB grant is budgeted for a project management and grant administration fee that would be paid to the CRA.

05-01-13D (cont'd)

Award Process: N/A

Cost Not To Exceed: \$ 847,000

Total Project Cost: \$ 18.5 MM

Source of Funds: ERB Grant, if awarded

05-01-13D

Resolution Authorizing the Camden Redevelopment Agency to Accept a Grant from the Economic Recovery Board, if Awarded, for the Meadows 2 Project

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

WHEREAS, monies of the Economic Recovery Board (“ERB”), under its Demolition and Redevelopment Financing Fund, may be utilized for infrastructure projects, which are designated as priority projects and endorsed by the City of Camden; and

WHEREAS, the City of Camden has endorsed the development of the project known as Meadows at Pyne Poynt Phase 2 (“Meadows 2”), a 78-unit, multifamily residential housing project, on a site owned by the City of Camden and described on the official tax map of the City of Camden, County of Camden, State of New Jersey as Block 746, Lots 46, 68, and 73 and a portion of lots 17, 18, 26, 45 and 64 (the “Project site”); and

WHEREAS, CRA, in order to assist with the financing of the Meadows 2 Project, submitted an application to the ERB for a grant to fund a portion of the infrastructure improvements on the Project site, including the installation of utilities, sewers, roads, streetscape, sidewalks and other related improvements; and

WHEREAS, the ERB has not yet made a decision on the pending grant application but a decision on the grant is expected shortly; and

WHEREAS, the CRA has determined that if the grant application is approved by the ERB, the proposed use of the grant funds for the Meadows 2 Project would be an appropriate use of these grant funds; and the acceptance of the grant funds for the Meadows 2 Project would be in the best interests of the City of Camden and the CRA.

05-01-13D (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 is hereby authorized to accept a Demolition and Redevelopment Financing Grant issued by the Economic Recovery Board for infrastructure improvements on the Meadows 2 Project site in an amount not to exceed \$847,000.00, if and when said grant is approved by the ERB; and

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

ON MOTION OF: Commissioner Kenwood Hagamin, Jr.


SECONDED BY: Commissioner Melinda Sanchez

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

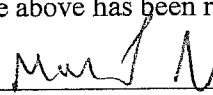
~~Gloria Pena~~
Chairperson

~~Bryan Morton~~
Treasurer

ATTEST:


Sandra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.


Mark P. Asselta, Esq.

Meadows 2 at Pyne Poynt, Camden, NJ

Project Overview

Meadows 2, a 78 unit multifamily rental development, follows the completion in 2012 of Meadows 1, a 40-unit, Senior Rental project (financed in part by NSP 2 funds) on an adjacent portion of the former Knox Gelatin site in North Camden.

Developer: A joint venture of MBI Development Company, Inc., an affiliate of Ingerman Affordable Housing, Inc. (a for-profit entity), and RESPOND, INC. (a local non-profit entity).

Municipal Support: CRA submitted an application to the Economic Recovery Board (“ERB”) to assist the developer in meeting the 5% municipal support requirement under the New Jersey Housing & Mortgage Finance Agency’s (“NJHMFA”) regulations for allocating low income housing tax credits. (A competitive tax credit application will receive 5 points if the project has at least 5% of total development costs met by municipal support.)

CRA requested an \$847,000 grant from the ERB under its Demolition and Redevelopment Financing Fund. The ERB grant, if awarded, and the City of Camden’s sale of the project site together will meet the NJHMFA’s 5% municipal support requirement.

ERB funds, if awarded, will be used for installation of infrastructure improvements on the site, including new streets, sidewalks, new water and sewer lines, storm water lines, and other utility services that will service the proposed 78-unit development. Ten percent of the ERB grant is budgeted for a project management and grant administration fee.

Breakdown of ERB Request:

Total Project Costs:	\$	18,543,545.00
Total Project Request:	\$	777,000.00
CRA 10 % Mgt. Fee:	\$	77,700.00
Total ERB Request:	\$	847,000.00

Type of Housing Program: Multi-Family, 78-Rental Units, (3) 3-Story Buildings, Each containing (3) Individual family apartments. A community building will be built to house management office, maintenance, and social service suite.

Site will also contain a community garden and 78 off-street parking spaces.

Unit Breakdown: 24-2BRs, 51-3BRs, 2-4BRs

Site Location: Site will be located on 2 blocks, consisting of 3 +/- acres in North Camden [Census Tract 6008]. Block 746, Lots 46, 68, and 73 and a portion of lots 17, 18, 26, 45 and 64.

Reuse of a portion of the former Knox Gelatin Site: Currently the site is an open vacant field that spans 2 city blocks and is a certified Brownfield that will require over \$2.8 MM in environmental remediation in the build-out.

Construction Time: 14 Months