

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

Executive Office

Resolution No.: 03-12-14A

Resolution Title:

**RESOLUTION RECOGNIZING THE 10-YEAR SERVICE ANNIVERSARY OF  
*JOHANNA CONYER*  
WITH THE  
CITY OF CAMDEN REDEVELOPMENT AGENCY**

Project Summary:

N/A

Purpose of Resolution:

To recognize outstanding 10-year service anniversary for the CRA Director of Finance

Award Process:

N/A

Cost:

NONE

Source:

N/A

Total Project Cost:

N/A

03-12-14A

**RESOLUTION RECOGNIZING THE 10-YEAR SERVICE ANNIVERSARY OF  
JOHANNA CONYER  
WITH THE CITY OF CAMDEN REDEVELOPMENT AGENCY**

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

**WHEREAS**, Johanna Conyer began her employment with the City of Camden Redevelopment Agency on March 4, 2004 as Director of Finance; and

**WHEREAS**, Director Conyer has brought to this work experience in public sector finance including a position with the City of Camden Housing Authority ,and

**WHEREAS**, Director Conyer has also brought a strong academic background to the Agency having earned a B.S. in Finance from Rutgers University - Camden; and

**WHEREAS**, under Director Conyer, the work of finance and administration management at the Agency has produced three (3) audits without findings and has resulted in accurate reporting to federal and state agencies which contributes greatly to the CRA's ability to compete for redevelopment grants; and

**WHEREAS**, Director Conyer continues her education and training in accounting and procurement administration.

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency and the Executive Director of the Agency, that the 10-year service anniversary of Johanna Conyer is recognized with great appreciation.


**BE IT FUTHER 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.

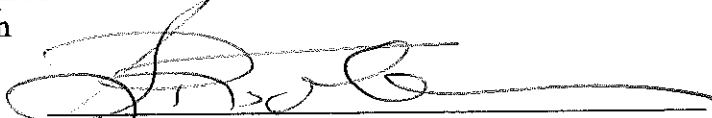
03-12-14A (cont'd)

ON MOTION OF: JV

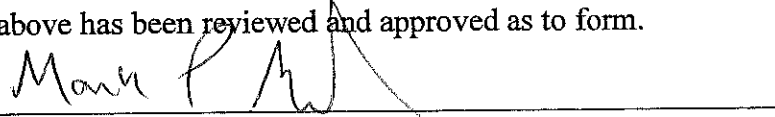
SECONDED BY: LQ

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	7		
Vance Bowman			
Edgardo Garcia			
Kenwood Hagamin, Jr.			
Bryan Morton	7		
Louis Quinones	7		
Jose Vazquez	7		

  
Marilyn Torres  
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.: 03-12-14B

Resolution Title:

**RESOLUTION RECOGNIZING THE 10-YEAR SERVICE ANNIVERSARY OF  
*DONNA J. HELMES*  
WITH THE CITY OF CAMDEN REDEVELOPMENT AGENCY**

Project Summary:

N/A

Purpose of Resolution:

To recognize outstanding 10-year service anniversary for the CRA  
Project Manager – Human Capital

Award Process:

N/A

Cost:

NONE

Source:

N/A

Total Project Cost:

N/A

03-12-14B

**RESOLUTION RECOGNIZING THE 10 YEAR SERVICE ANNIVERSARY OF  
DONNA J. HELMES  
WITH THE CITY OF CAMDEN REDEVELOPMENT AGENCY**

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

**WHEREAS**, Donna J. Helmes began her employment with the City of Camden Redevelopment Agency on March 29, 2004 as Human Capital Project Manager; and

**WHEREAS**, Donna Helmes has brought to this work experience as a management consultant with nonprofit organizations such as the Heart of Camden and the Women's Community Revitalization Project; and

**WHEREAS**, Donna Helmes has also brought a strong academic background to the Agency having earned a B.S. in Urban and Regional Planning from Rutgers University - Camden; and

**WHEREAS**, Ms. Helmes has assisted in developing the CRA's structure and activities for community engagement and advocacy effort for the Human Capital Plans, and

**WHEREAS**, Ms. Helmes' efforts with the U.S. Department of Housing and Urban Development Neighborhood Stabilization Program II assist with the marketing and sale of newly constructed homes in North Camden and Cooper Plaza, and her administration of the CRA Mentoring Program in partnership with the City of Camden Housing Authority (HACC) achieved the employment of seventeen (17) individuals who completed HACC's Youthbuild Program, and

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency and the Executive Director of the Agency, that the 10-year service anniversary of Donna Helms is recognized with great appreciation.

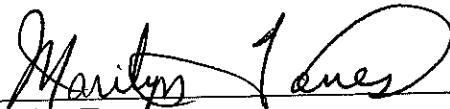
**BE IT FUTHER RESOLVED** that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

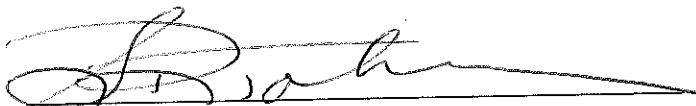
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ON MOTION OF: LQ

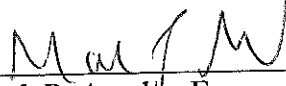
SECONDED BY: JV

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Vance Bowman			
Edgardo Garcia			
Kenwood Hagamin, Jr.	✓		
Bryan Morton	✓		
Louis Quinones	✓		
Jose Vazquez	✓		

  
\_\_\_\_\_  
Marilyn Torres  
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**

Economic Development

Resolution No.: 03-12-14C

Resolution Title:

**Resolution Authorizing the City of Camden Redevelopment Agency to Establish a  
Pre-Qualified List of Environmental and Engineering Firms to Provide  
Environmental Services**

Project Summary:

- CRA administers 9 grants from the US Environmental Protection Agency (EPA).
- The CRA also funds environmental investigations from other grant sources, including but not limited to, 6 Hazardous Discharge Site Remediation Fund (HDSRF) grants.
- The CRA issued a Request for Qualifications for environmental and engineering firms to provide environmental services.
- The CRA seeks to establish a Pre-Qualified List of environmental and engineering firms from which to solicit cost and methodology proposals for site specific projects.
- The use of the list will greatly expedite procurement.

Purpose of Resolution:

To establish a Pre-Qualified List of professional services providers.

Award Process:

RFQ

Cost Not To Exceed:

N/A

Total Project Cost:

N/A

Source of Funds:

USEPA Grants, HDSRF Grants, project budgets, operating funds

03-12-14C

**Resolution Authorizing the City of Camden Redevelopment Agency to Establish a  
Pre-Qualified List of Environmental and Engineering Firms  
to Provide Environmental Services**

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

**WHEREAS**, consistent with this charge, the CRA manages and oversees the City of Camden's Brownfields Program; and

**WHEREAS**, the CRA was awarded and is currently administering a Brownfields Hazardous Substances Assessment Grant and a Brownfields Petroleum Assessment Grant, six Brownfields Cleanup Grants and a Brownfields Revolving Loan Fund Grant from the United States Environmental Protection Agency (EPA) and also funds environmental investigations, professional environmental oversight, environmental monitoring and environmental remediation from project budgets, operating funds and other grant sources, including but not limited to, the New Jersey Hazardous Discharge Site Remediation Fund (HDSRF) ; and

**WHEREAS**, the CRA seeks to establish a list of qualified environmental and engineering firms from which to solicit proposals for environmental services on an as- needed basis; and

**WHEREAS**, in order to procure these services the CRA prepared and posted on its web site a "Request for Qualifications for Environmental Services in Support of USEPA Brownfield Assessment Grants and Other Funding Sources" in accordance with the "fair and open" process and procedures established under the regulation and amendments to N.J. S. A. 19:44A-20.4 et seq.; and

**WHEREAS**, the CRA through its established evaluation process, has determined that the firms listed in **Attachment A** of this Resolution are qualified to be included on the Pre-Qualified List; and

**WHEREAS**, the CRA shall solicit cost and methodology proposals from firms listed on the Pre-Qualified List for site specific projects on an as needed basis.



03-12-14C (cont'd)


NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that the Executive Director, a duly authorized representative of the Agency, is hereby authorized to establish a Pre-Qualified List of Environmental and Engineering firms consisting of the firms set forth on Attachment A which list shall be used to solicit cost and methodology proposals for environmental services for specific projects on an as needed basis..

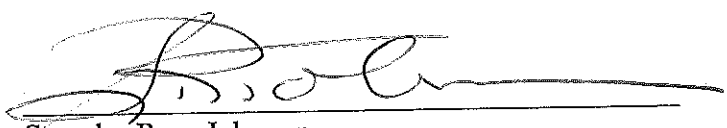
BE IT FUTHER RESOLVED that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

ON MOTION OF: LQ

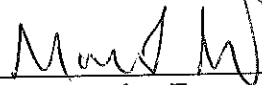
SECONDED BY: JV

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Vance Bowman			
Edgardo Garcia			
Kenwood Hagamin, Jr.			
Bryan Morton	✓		
Louis Quinones	✓		
Jose Vazquez	✓		

  
Marilyn Torres  
Chairperson

ATTEST:   
Saundra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.

  
Mark P. Asselta, Esq.  
Board Counsel

03-12-14C (cont'd)

**Attachment "A" to a Resolution Entitled:  
Resolution Authorizing the City of Camden Redevelopment Agency to Establish a Pre-  
Qualified List of Environmental and Engineering Firms to Provide Environmental Services**

**Company**

Brinkerhoff Environmental Services

**Address**

1805 Atlantic Ave.  
Manasquan, NJ 08736

Dresdner Robin

4300 Haddonfield Rd.  
Suite 115  
Pennsauken, NJ 08054

Environmental Resolutions, Inc.

525 Fellowship Rd.  
Suite 300  
Mt. Laurel, NJ 08054

Langan Engineering and Environmental Services

989 Lenox Dr.  
Suite 124  
Lawrenceville, NJ 08648

React Environmental Professional Services Group, Inc.

6901 Kingsessing Ave.  
Suite 201  
Philadelphia, PA 19142

TRC

1601 Market St. Suite 2555,  
Philadelphia, PA 19103

TTI Environmental, Inc.

1253 N. Church St.  
Moorestown, NJ 08057

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

Economic Development

Resolution No.: 03-12-14D

Resolution Title:

**Resolution Rescinding Resolution 04-03-13F which Previously Authorized an Amendment to the Remedial Work Management Agreement with The Salvation Army in Connection with the Remediation of a Portion of the Harrison Avenue Landfill which Amendment is No Longer Needed**

Project Summary:

- The CRA and The Salvation Army (TSA) entered into a Redevelopment Agreement for the redevelopment of a portion of the Harrison Avenue Landfill as the Kroc Community Center.
- The Redevelopment Agreement also authorized the CRA and TSA to enter into a Remedial Work Management Agreement (RWMA) whereby the TSA would manage the environmental remediation of the TSA Parcel and the Fringe Zone Area ( an area of the Landfill outside of the TSA Parcel which will continue in CRA ownership).
- Due to unanticipated increases in the remediation budget it was necessary to eliminate the remediation of the Fringe Zone Area from the current phase of the remediation to meet the budget which change was agreed to by the NJ DEP
- As a result of the above the CRA adopted Resolution 04-03-13F which provided for an amendment to the RWMA to formally eliminate the Fringe Zone Area remediation from the scope of TSA's obligations.
- Subsequently, the CRA received additional funds from the Hazardous Discharge Site Remediation Fund (HDSRF) Grant and from an EPA Cleanup Grant to cover the cost of the Fringe Zone Area remediation and accordingly it is no longer necessary to eliminate this work from the TSA scope of obligations which will require the rescission of Resolution 04-03-13F.
- An amendment document between TSA and CRA was never executed.

Purpose of Resolution:

To rescind a previous resolution.

Award Process:

N/A

Cost Not To Exceed:

N/A

Total Project Cost:

\$89.0 million

Source of Funds:

HDSRF grants and EPA grants (remediation only)

03-12-14D

**Resolution Rescinding Resolution 04-03-13F which Previously Authorized an Amendment to the Remedial Work Management Agreement with The Salvation Army in Connection with the Remediation of a Portion of the Harrison Avenue Landfill which Amendment is No Longer Needed**

**WHEREAS**, Resolution 07-07-10A authorized the Camden Redevelopment Agency (“CRA”) to enter into a Remedial Work Management Agreement (“RWMA”) with The Salvation Army (“TSA”) whereby TSA, acting as the designated Redeveloper, utilizing funds provided by grants would provide management services and conduct the work necessary to complete the environmental remediation of and closure(collectively, the “Remedial Work”)of certain portions of the Harrison Avenue Landfill; and

**WHEREAS**, the Remedial Work included the environmental remediation of the TSA Parcel, currently designated as Block 810, Lots 4, 5, & 6 and certain portions of CRA property currently designated as Block 809 Lot 7, outside of the TSA Parcel and defined in the RWMA as the “Fringe Zone Area”; and

**WHEREAS**, due to unanticipated increases in the budget for the remediation of the TSA Parcel, it was necessary to eliminate certain Remediation Work items not immediately necessary for the remediation of the TSA Parcel and completion of the Kroc Community Center; and

**WHEREAS**, it was determined that the environmental remediation of the Fringe Zone Area could be eliminated from the Remedial Work and to this end, the CRA Board of Commissioners adopted Resolution 04-03-13F which authorized an amendment to the RWMA removing only The Salvation Army’s obligation to provide management services and conduct the work necessary to complete the environmental remediation of and closure relative to the Fringe Zone Area; and

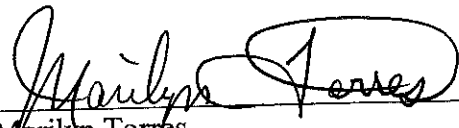
**WHEREAS**, subsequent to the adoption of Resolution 04-03-13F, but prior to the execution of an RWMA Amendment document, the CRA secured additional grant funds to pay the cost of the environmental remediation of the Fringe Zone Area which work can now remain part of theRWMA;


**NOW, THEREFORE, BE IT RESOLVED**, by the governing body of the City of Camden Redevelopment Agency that Resolution 04-03-13F is hereby rescinded and by so doing, The Salvation Army's obligation to provide management services and conduct the work necessary to complete the environmental remediation of and closure relative to the Fringe Zone Area will remain in the Remedial Work Management Agreement between the City of Camden Redevelopment Agency and The Salvation Army, dated November 29, 2011 which agreement shall remain in full force and effect..

**BE IT FUTHER 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.

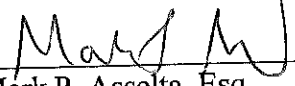
**ON MOTION OF:** JV  
**SECONDED BY:** LQ

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	7		
Vance Bowman			
Edgardo Garcia			
Kenwood Hagamin, Jr.			
Bryan Morton	7		
Louis Quinones	7		
Jose Vazquez	7		

  
 \_\_\_\_\_  
 Marilyn Torres  
 Chairperson

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

The above has been reviewed and approved as to form.

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

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

Economic Development

Resolution No.: 03-12-14E

Resolution Title:

**Resolution Designating Boos States Development, LLC as the Redeveloper of Block 85, Lot 1 and Block 86, Lot 51 of the City of Camden Tax Map Located in the Camden North Gateway Redevelopment Area and Authorizing the City of Camden Redevelopment Agency to Enter into a Cost Agreement and to Negotiate a Proposed Redevelopment Agreement with Boos States Development, LLC for the Development of a Family Dollar Store with Additional Retail Space on such Property**

Project Summary:

- Boos States Development, LCC proposes to develop a 9,180 square foot Family Dollar Store with additional retail space in North Camden on CRA –owned land designated as Block 85 Lot 1 and Block 86 Lot 51 of the City of Camden Tax Map, bounded by 7<sup>th</sup> Street, 8<sup>th</sup> Street, Linden Street and the former Right of Way of Pearl Street in the Camden North Gateway Redevelopment Area.
- This resolution proposes to designate Boos States Development, LLC as the Redeveloper of Block 85 Lot 1 and Block 86 Lot 51.
- This resolution also authorizes the negotiation and execution of a Cost Agreement whereby the redeveloper would pay the CRA's costs associated with the negotiation of a Redevelopment Agreement.
- The redevceloment designation will expire if an acceptable Cost Agreement is not executed by December 31, 2014
- Once the Cost Agreement is successfully negotiated, the CRA and the Redeveloper will negotiate a Redevelopment Agreement.
- The final form of the Redevelopment Agreement is subject to separate CRA Board approval.

03-12-14E (cont'd)

**Purpose of Resolution:**

- Designate a Redeveloper
- Authorize entering into a Cost Agreement
- Authorize negotiation of a Redevelopment Agreement

**Award Process:**

Endorsement of the project by the City's Business Growth and Development Team

**Cost Not To Exceed:**

TBD

**Total Project Cost:**

TBD

**Source of Funds:**

Redeveloper will pay all costs associated with the project.

03-12-14E

**Resolution Designating Boos States Development, LLC as the Redeveloper of Block 85, Lot 1 and Block 86, Lot 51 of the City of Camden Tax Map Located in the Camden North Gateway Redevelopment Area and Authorizing the City of Camden Redevelopment Agency to Enter into a Cost Agreement and to Negotiate a Proposed Redevelopment Agreement with Boos States Development,, LLC for the Development of a Family Dollar Store with Additional Retail Space on Such Property**

**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 (“City Council”) adopted the Camden North Gateway Redevelopment Plan (the “Plan”) and designated the CRA as the redevelopment entity to implement redevelopment plans and carry out redevelopment projects within the Camden North Gateway Redevelopment Area (the “Redevelopment Area”); and

**WHEREAS**, the Plan authorizes the CRA to designate and enter into agreements with redevelopers to undertake redevelopment projects forming a part of or in furtherance of the Plan; and

**WHEREAS**, Boos States Development , LLC (the “Redeveloper”) proposes to undertake the redevelopment of a Family Dollar Store with additional retail space (the “Redevelopment Project”) to be located on Block 85 Lot 1 and Block 86 Lot 51 of the City of Camden Tax Map ( the “Subject Property” located in the Redevelopment Area in accordance with the Plan; and

**WHEREAS**, the CRA is the title owner of the Subject Property; and

**WHEREAS**, the Redeveloper has agreed to enter into a Cost Agreement with the CRA pursuant to which the Redeveloper would agree to pay the CRA for its costs and expenses incurred in connection with the negotiation of a proposed redevelopment agreement for the Redevelopment Project including appraisal, title, survey and legal costs; and



03-12-14E (cont'd)

**WHEREAS**, upon the execution of an acceptable Cost Agreement the next step in the redevelopment process would be the negotiation of an acceptable redevelopment agreement for the Redevelopment Project which sets for the detailed terms of the proposed Redevelopment Project; and

**WHEREAS**, any proposed redevelopment agreement for the Redevelopment Project would be subject to review and approval by the CRA Board of Commissioners by separate action of the Board;

**WHEREAS**, the CRA deems the proposed use of the Subject Property to be an appropriate use of the property that is consistent with the Plan and that it is in the best interests of the CRA and the City to facilitate the proposed redevelopment of the Subject Property.

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency, that Boos States Development, LLC is hereby designated as Redeveloper of the Subject Property for purposes of entering into an acceptable Cost Agreement and the negotiation of a proposed Redevelopment Agreement, which designation shall expire on December 31, 2014 if an acceptable Cost Agreement is not executed or if the designation is not extended in writing by the CRA prior to that deadline; and

**BE IT FURTHER RESOLVED**, that the Executive Director, a duly authorized representative of the City of Camden Redevelopment Agency, is hereby authorized and directed to negotiate and enter into a Cost Agreement with the Redeveloper which will obligate the Redeveloper to pay the legal, appraisal, title and the survey costs that the CRA incurs in connection with the negotiation of a proposed Redevelopment Agreement; and

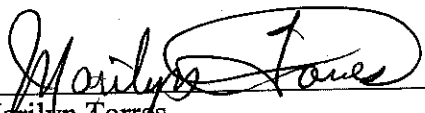
**BE IT FURTHER RESOLVED**, that upon the entry of an acceptable Cost Agreement the Executive Director is hereby authorized and directed to negotiate a proposed Redevelopment Agreement with the Redeveloper for the redevelopment of the Redevelopment Area with any such proposed Redevelopment Agreement being subject to review and approval by the CRA Board of Commissioners by separate action of the Board of Commissioners, and

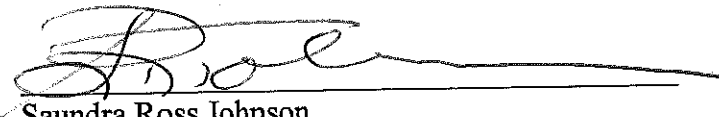
**BE IT FURTHER RESOLVED** that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

03-12-14E (cont'd)

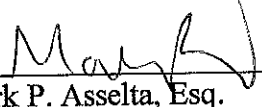
ON MOTION OF: JV  
SECONDED BY: LQ

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Vance Bowman			
Edgardo Garcia			
Kenwood Hagamin, Jr.	✓		
Bryan Morton	✓		
Louis Quinones	✓		
Jose Vazquez	✓		

  
Marilyn Torres  
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**

Economic Development

Resolution No.: 03-12-14F

Resolution Title:

**Resolution Designating Boos States Development, LLC as the Redeveloper of a Portion of Block 844, Lot 13 of the City of Camden Tax Map Located in the Cramer Hill Redevelopment Area and Authorizing a Cost Agreement and the Negotiation of a Proposed Redevelopment Agreement with the Redeveloper for the Development of a Family Dollar Store on the Property**

Project Summary:

- Boos States Development, LLC proposes to develop a 9,180 square foot Family Dollar Store in the Cramer Hill Neighborhood on a 48,272 square foot portion of City-owned land designated as Block 844 Lot 13 of the City of Camden Tax Map, located at the Northwest corner of 17<sup>th</sup> Street and River Avenue (Subject Property).
- The actual Subject Property is subject to survey and subdivision.
- This resolution proposes to designate Boos States Development, LLC as the Redeveloper of the Subject Property.
- .
- This resolution also authorizes the negotiation and execution of a Cost Agreement whereby the redeveloper would pay the CRA's costs associated with the negotiation of a Redevelopment Agreement.
- The redevelopment designation will expire if an acceptable Cost Agreement is not executed by December 31, 2014.
- Once the Cost Agreement is successfully negotiated, the CRA and the Redeveloper will negotiate a Redevelopment Agreement.
- The Redevelopment Agreement will be subject to the conveyance of the Subject Property by the City to the CRA on terms and conditions acceptable to the City and CRA.
- The final form of the Redevelopment Agreement is subject to separate CRA Board approval.

Purpose of Resolution:

- Designate a Redeveloper
- Authorize entering into a Cost Agreement
- Authorize negotiation of a Redevelopment Agreement

03-12-14F (cont'd)

Award Process:

Endorsement of the project by the City's Business Growth and Development Team

Cost Not To Exceed:

TBD

Total Project Cost:

TBD

Source of Funds:

Redeveloper will pay all costs associated with the project.

03-12-14F

**Resolution Designating Boos States Development, LLC as the Redeveloper  
of a Portion of Block 844, Lot 13 of the City of Camden Tax Map  
Located in the Cramer Hill Redevelopment Area and Authorizing a Cost Agreement  
and the Negotiation of a Proposed Redevelopment Agreement with the Redeveloper  
for the Development of a Family Dollar Store on the Property**

**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 (“City Council”) adopted the Camden Cramer Hill Redevelopment Plan (the “Plan”) and designated the CRA as the redevelopment entity to implement redevelopment plans and carry out redevelopment projects within the Cramer Hill Redevelopment Area (the “Redevelopment Area”); and

**WHEREAS**, the Plan authorizes the CRA to designate and enter into agreements with redevelopers to undertake redevelopment projects forming a part of or in furtherance of the Plan; and

**WHEREAS**, Boos States Development, LLC (the “Redeveloper”) proposes to undertake the redevelopment of a Family Dollar Store (the “Redevelopment Project”) to be located on an approximately 48,272 square foot portion of Block 844 Lot 13 of the City of Camden Tax Map, which is located at the Northwest corner of 17<sup>th</sup> Street and River Avenue (the “Subject Property”) located in the Redevelopment Area in accordance with the Plan; and

**WHEREAS**, the final size and configuration of the Subject Property is subject to survey and subdivision; and

**WHEREAS**, the City of Camden is the title owner of the Subject Property and intends to convey all of Block 844 Lot13, including the Subject Property, to the CRA; and

**WHEREAS**, the Redeveloper has agreed to enter into a Cost Agreement with the CRA pursuant to which the Redeveloper would agree to pay the CRA for its costs and expenses incurred in connection with the negotiation of a proposed redevelopment agreement for the Redevelopment Project including appraisal, title, survey and legal costs; and

03-12-14F (cont'd)

**WHEREAS**, upon the execution of an acceptable Cost Agreement the next step in the redevelopment process would be the negotiation of an acceptable redevelopment agreement for the Redevelopment Project which sets for the detailed terms of the proposed Redevelopment Project; and

**WHEREAS**, the Redevelopment Agreement will be subject to the conveyance of the Subject Property by the City to the CRA on terms and conditions acceptable to the City and CRA; and

**WHEREAS**, any proposed redevelopment agreement for the Redevelopment Project would be subject to review and approval by the CRA Board of Commissioners by separate action of the Board;

**WHEREAS**, the CRA deems the proposed use of the Subject Property to be an appropriate use of the property that is consistent with the Plan and that it is in the best interests of the CRA and the City to facilitate the proposed redevelopment of the Subject Property.

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency, that Boos States Development, LLC is hereby designated as Redeveloper of the Subject Property for purposes of entering into an acceptable Cost Agreement and the negotiation of a proposed Redevelopment Agreement, which designation shall expire on December 31, 2014 if an acceptable Cost Agreement is not executed or if the designation is not extended in writing by the CRA prior to that deadline; and

**BE IT FURTHER RESOLVED**, that the Executive Director, a duly authorized representative of the City of Camden Redevelopment Agency, is hereby authorized and directed to negotiate and enter into a Cost Agreement with the Redeveloper which will obligate the Redeveloper to pay the legal, appraisal, title and the survey costs that the CRA incurs in connection with the negotiation of a proposed Redevelopment Agreement; and

**BE IT FURTHER RESOLVED**, that upon the entry of an acceptable Cost Agreement the Executive Director is hereby authorized and directed to negotiate a proposed Redevelopment Agreement with the Redeveloper for the redevelopment of the Redevelopment Area with any such proposed Redevelopment Agreement being subject to review and approval by the CRA Board of Commissioners by separate action of the Board of Commissioners, 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.

03-12-14F (cont'd)

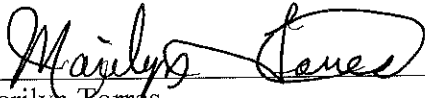
ON MOTION OF:

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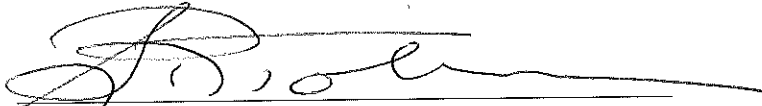
JY

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Vance Bowman			
Edgardo Garcia			
Kenwood Hagamin, Jr.			
Bryan Morton	✓		
Louis Quinones	✓		
Jose Vazquez	✓		



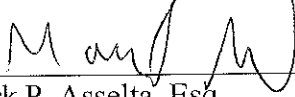
Marilyn Torres  
Chairperson

ATTEST:



Sandra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.  
Board Counsel