

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Resolution No.: 01-15-14A

Resolution Title:

**Resolution Recognizing the 10-Year Service Anniversary of Sulena Robinson-Rivera
with the City of Camden Redevelopment Agency**

Project Summary:

N/A

Purpose of Resolution:

To recognize outstanding 10-year service anniversary for the CRA Housing Projects Manager.

Award Process:

N/A

Cost:

NONE

Source:

N/A

01-15-14A

**RESOLUTION RECOGNIZING THE 10 YEAR SERVICE ANNIVERSARY
OF *SULENA ROBINSON-RIVERA* 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, *Sulena Robinson-Rivera* began her employment with the CRA in 2003 as a Project Manager for various CRA projects during the renaissance of the CRA, and

WHEREAS, *Sulena Robinson-Rivera* has brought to this work experience in the non-profit sector and with the North Camden Community Building/North Camden Land Trust; and

WHEREAS, her successful work on the CRA's Neighborhood Stabilization Program II funded by the American Recovery and Reinvestment Act of 2009 (nearly \$12 million), has provided quality housing, green space, and sustainable revenues to the City; and

WHEREAS, *Sulena's* outstanding project management of numerous housing units and other vacant land projects has provided tax ratables and jobs to the City of Camden as well as quality, livable space; and

WHEREAS, *Sulena Robinson-Rivera* has strengthened her education and skill set by obtaining the following certifications: National Development Council – Housing Development Finance Professional; Neighborworks - Fundamentals of Asset Management, Fundamentals of Green Affordable Housing, Stabilizing Neighborhoods in a Post Foreclosure Environment and Real Estate Owned Acquisition Rehab Disposition and Management; and

WHEREAS, *Sulena* continues her education and training in her efforts to keep CRA front and center with enlightened redevelopment strategies that help *Move Camden Forward*,

01-15-14A (cont'd)

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 *Sulena Robinson-Rivera* 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.

ON MOTION OF:

SECONDED BY:

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

Gloria Pena
Chairperson

ATTEST: _____
Saundra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta, Esq.
Board Counsel

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development

Resolution No.: 01-15-14B

Resolution Title:

Resolution Authorizing the City of Camden Redevelopment Agency to Enter into a Professional Services Agreement with J. McHale & Associates, Inc. for Appraisal Services in the Admiral Wilson North Redevelopment Area for a Cost Not to Exceed \$8,000

Project Summary:

- City Council adopted the Admiral Wilson North Redevelopment Plan in September 2013.
- The Plan calls for the redevelopment of a largely vacant area north of Admiral Wilson Boulevard, between 17th and 19th Streets as a regional shopping center anchored by a major grocery chain.
- The majority of parcels in the Redevelopment Area are owned by the City of Camden.
- The CRA designated Camden Renaissance Associates, LLC as the Redeveloper of the Admiral Wilson North Redevelopment Area.
- City Council authorized the conveyance of the City -Owned Parcels to the CRA without payment by the CRA, provided that, the CRA convey the City-Owned Parcels to the Redeveloper and pay to the City the proceeds of sale received from the Redeveloper.
- An appraisal is needed to establish the Current Fair Market Value of the City-Owned Parcels.
- The CRA and the Redeveloper have signed an agreement for the reimbursement of costs by the Redeveloper. A redevelopment agreement is currently being negotiated with the Redeveloper and will be presented to the CRA Commissioners for review at a later date..

01-15-14B (cont'd)

Purpose of Resolution:

To authorize a professional services contract.

Award Process:

J. McHale & Associates, Inc. is on the current list of "Pre-Qualified" Appraisal Firms.
CRA solicited a Price Quote.

Cost Not To Exceed:

\$8,000.00

Total Project Cost:

\$40.0 million

Source of Funds:

The Redeveloper will pay the cost of the Appraisal Report as an obligation under the Cost Agreement between the CRA and the Redeveloper.

01-15-14B

Resolution Authorizing the City of Camden Redevelopment Agency to Enter into a Professional Services Agreement with J. McHale & Associates, Inc. for Appraisal Services in the Admiral Wilson North Redevelopment Area for a Cost Not to Exceed \$8,000

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

WHEREAS, on September 10, 2013 the City Council of the City of Camden (“City Council”) adopted in accordance with the Local Redevelopment and Housing Law, 40A: 12A-1 et seq. (“LRHL”), an ordinance approving the Admiral Wilson North Redevelopment Plan (Plan) as to certain land on the north side of Admiral Wilson Boulevard within the City of Camden more particularly described therein (collectively, the “Redevelopment Area”); and

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

WHEREAS, the CRA by Resolution 10-02-13A designated Camden Renaissance Associates, LLC as the Redeveloper (“Redeveloper”) of the Admiral Wilson North Redevelopment Area and authorized the CRA to enter into a Cost Agreement and to negotiate a proposed Redevelopment Agreement with Camden Renaissance Associates, LLC; and

WHEREAS, the City of Camden (“City”) is the title owner of the majority of parcels in the Redevelopment Area, which are further described as “City-Owned Parcels” in Exhibit “A” attached to this resolution, and which block and lot designations are based on those set forth in the Plan and are subject to clarification pending title search and survey; and

01-15-14B (cont'd)

WHEREAS, the City Council has adopted an ordinance which authorizes the conveyance of the City-Owned Parcels to the CRA without payment to the CRA, subject to the condition that the CRA convey the City-Owned Parcels to the redeveloper of the parcels and that the CRA pay to the City the proceeds received from the sale of the City-Owned Parcels to the Redeveloper; and

WHEREAS, an appraisal report is required to provide a current fair market value of the City-Owned Parcels to be paid by the Redeveloper; and

WHEREAS, J. McHale & Associates, Inc. is on the CRA's current list of "Pre-Qualified Appraisal Firms" and has provided a price quote, dated December 26, 2013, of \$8,000 for a Self-Contained Appraisal Report of the City-Owned Parcels; and

WHEREAS, the Redeveloper has agreed to pay the cost of the Self-Contained Appraisal Report as part of the Redeveloper's obligations under a Cost Agreement between the CRA and the Redeveloper;

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 City of Camden Redevelopment Agency, is hereby authorized and directed to negotiate and enter into a Professional Services Agreement with J. McHale & Associates, Inc. for the provision of a Self-Contained Appraisal Report that determines the current fair market value of the City-Owned Parcels for a cost not to exceed \$8,000; and

01-15-14B (cont'd)

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			

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

01-15-14B (cont'd)

EXHIBIT "A"

To a Resolution Entitled:

"Resolution Authorizing the City of Camden Redevelopment Agency to Enter into a Professional Services Agreement with J. McHale & Associates, Inc. for Appraisal Services in the Admiral Wilson North Redevelopment Area for a Cost Not to Exceed \$8,000"

Admiral Wilson North Redevelopment Area City –Owned Parcels

Phase 1 will consist of the following parcels:

Block 1201 Lot 1

Block 1198 Lot 1

Block 1208 Lot 4

Phase 2 will consist of the following parcels:

Block 1214 Lot 4

Block 1220 Lot 57

Block 1219 Lot 25

Block 1219 Lot 3

Block 1210 Lot 1

To-be-vacated portions of Maplewood Street and Berkeley Avenue

01-15-14C

**RESOLUTION DUE FOR PRESENTATION
AT CAUCUS**