

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing

Resolution No.: 03-11-15A

Resolution Title:

Resolution Authorizing a Contract for Property Maintenance Services with the Greater Camden Partnership d/b/a The Camden Special Services District, Inc. for the NSP 2 Clean & Green Vacant Lot Stabilization Program Operated in the Cooper Plaza and Lanning Square Redevelopment Areas For A Cost Not to Exceed \$ 160,480.00.

Project Summary:

1. In January 2010, CRA was awarded an \$11.9 Million grant under HUD's NSP 2 program funded through the American Recovery and Reinvestment Act ("ARRA"). CRA administers the Neighborhood Stabilization Program 2 ("NSP 2"), in part, by stabilizing targeted neighborhoods in the City through the acquisition of property. Properties acquired with NSP 2 funds are land banked for future redevelopment land uses and these properties are maintained under the CRA's vacant property stabilization program.
2. The CRA's vacant property stabilization program, operated in the Cooper Plaza and Lanning Square redevelopment areas, provides for the ongoing maintenance of currently 171 properties. Continued maintenance of these sites is necessary for the favorable marketing of these areas to developers.
3. The proposed contract term is one year.
4. Contract services were procured through a Request for Proposal process.
5. The Greater Camden Partnership d/b/a The Camden Special Services District submitted a proposal to perform the required services for a total cost not to exceed \$160,480.00, which was selected by the CRA for the required work.

Purpose of Resolution:

Authorize the Award of a Contract for Property Maintenance Services

Award Process:

Request for Proposals Process

Cost Not To Exceed: \$160,480.00

Source of Funds:

Neighborhood Stabilization Program 2 Grant Funds

03-11-15A

EXHIBIT A

Program Summary:

NSP2 Clean and Green Vacant Lot Stabilization Program for the Cooper Plaza and Lanning Square Redevelopment Areas

Target Area Boundaries: Cooper Plaza and Lanning Square Neighborhoods

Background: The CRA NSP 2 grant activities include vacant property stabilization effort in Cooper Plaza and Lanning Square. Three NPS 2 residential developments in Cooper Plaza are completed, and one is nearing completion. Vacant property stabilization in these dynamic redevelopment areas reflects a model approach for the maintenance of vacant publically owned lots while mitigating the appearance of blight in these opportunity growth areas.

The CRA issued a Request for Proposal in December 2014 for the services below:

- Initial site clearance; removing trash and debris.
- Performing the regular care and maintenance required to preserve the appearance of lots, including but not limited to routine bi-weekly cleaning, mowing and trimming during the appropriate season.

03-11-15A

Resolution Authorizing a Contract for Property Maintenance Services with the Greater Camden Partnership d/b/a The Camden Special Services District, Inc. for the NSP 2 Clean & Green Vacant Lot Stabilization Program Operated in the Cooper Plaza and Lanning Square Redevelopment Areas For A Cost Not to Exceed \$ 160,480.00.

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

WHEREAS, CRA/City of Camden applied for and was awarded a \$11.9 Million grant under the Neighborhood Stabilization Program ("NSP 2") by the U.S. Department of Housing and Urban Development ("HUD"), pursuant to the American Recovery and Reinvestment Act of 2009 ("ARRA") and the Housing and Economic Recovery Act of 2008, for the purpose of redevelopment of vacant, abandoned and/or foreclosed upon properties and the stabilization of affected neighborhoods; and

WHEREAS, CRA is administering the NSP 2 grant program within the City of Camden and the targeted neighborhoods of Cooper Plaza and Lanning Square; and

WHEREAS, CRA has acquired and/or is maintaining 171 properties using NSP 2 grant funds for vacant properties that are land banked in the Cooper Plaza and Lanning Square redevelopment areas; and

WHEREAS, NSP 2 grant funds that are available beyond the February 11, 2013 NSP 2 program expenditure deadline may be used to maintain properties previously assisted with NSP 2 funds; and

WHEREAS, the properties described in Exhibit "B – NSP 2 Property List" attached hereto are eligible and CRA may utilize available NSP 2 grant funds for vacant property maintenance; and

WHEREAS, landscaping and maintenance services are needed for the properties described on Exhibit B on an ongoing basis until the properties are redeveloped or sold; and

WHEREAS, proposals for property maintenance services for vacant properties assisted with NSP 2 funds were procured through a Request for Proposals;

WHEREAS, CRA has determined that the proposal of The Greater Camden Partnership d/b/a The Camden Special Services District, which was submitted in response to the RFP in the amount of \$160,420.00 should be accepted by the CRA.

03-11-15A (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 enter into a contract for services with The Greater Camden Partnership d/b/a The Camden Special Services District for the Neighborhood Stabilization Program 2 Clean & Green Vacant Lot Stabilization Program for Cooper Plaza and Lanning Square for the properties described on Exhibit B for a term of one year from the date of the execution of the contract and for an amount not to exceed \$160,480.00; 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
Marilyn Torres			
Vance Bowman			
Kenwood Hagamin, Jr			
Jose Vazquez			
Mirta L. Nieves			
Jose J. Ramos			
Maria Sharma			

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

Exhibit B
NSP 2 Clean & Green Vacant Property Stabilization Program
Property List

#	Block	Lot	Street Address
1	153	51	330 WASHINGTON ST
2	154	4	312 BENSON ST
3	154	6	316 BENSON ST
4	154	7	318 BENSON ST
5	154	18	337 WASHINGTON ST
6	154	19	335 WASHINGTON ST
7	154	21	331 WASHINGTON ST
8	154	32	309 WASHINGTON ST
9	154	33	307 WASHINGTON ST
10	155	50	322 STEVENS ST
11	155	51	324 STEVENS ST
12	155	52	326 STEVENS ST
13	155	56	334 STEVENS ST
14	155	62	327 BENSON ST
15	155	63	325 BENSON ST
16	155	64	323 BENSON ST
17	155	65	321 BENSON ST
18	155	68	315 BENSON ST
19	156	37	305 STEVENS ST
20	159	37	327 CLINTON ST
21	161	4	536 SO 3RD ST
22	161	7	542 SO 3RD ST
23	178	15	429 BENSON ST
24	178	20	413 BENSON ST
25	178	24	312 SO 4TH ST
26	183	57	434 BERKLEY ST
27	186	33	420 BENSON ST
28	186	34	422 BENSON ST
29	187	45	ES WEST 25 N WASHINGTON
30	191	63	444 WEST ST
31	1428	29	717 BERKLEY ST
32	1429	24	450 TRENTON AVE
33	1429	25	452 TRENTON AVE
34	1429	29	460 TRENTON AVE
35	1430	91	785 LINE ST
36	1430	104	529 SO 8TH ST
37	1431	47	516 SO 8TH ST

#	Block	Lot	Street Address
38	1431	48	518 SO 8TH ST
39	1431	50	522 SO 8TH ST
40	1431	53	528 SO 8TH ST
41	1431	58	538 SO 8TH ST
42	1438	17	447 TRENTON AVE
43	1438	18	449 TRENTON AVE
44	290	26	582 LINE ST
45	290	33	587-589 PINE ST
46	290	35	585 PINE ST
47	290	39	577 PINE ST
48	291	11	605 PINE ST
49	292	27	625 PINE ST
50	292	31	643 PINE ST
51	292	126	633 PINE ST
52	292	138	641 PINE ST
53	352	8	768 LINE ST
54	352	9	770 LINE ST
55	352	18	709 SILVER ST
56	352	19	711 SILVER ST
57	352	21	715 SILVER ST
58	352	22	717 SILVER ST
59	353	47	710 SILVER ST
60	353	51	718 SILVER ST
61	353	59	707 SO 8TH ST
62	353	60	709 SO 8TH ST
63	353	76	785 PINE ST
64	353	77	787 PINE ST
65	357	50	807 PINE ST
66	357	51	809 PINE ST
67	357	52	811 PINE ST
68	357	53	813 PINE ST
69	357	55	817 PINE ST
70	1410	6	512 BROADWAY
71	1410	8	516 BROADWAY
72	1420	19	548 ROYDEN ST
73	1420	20	550 ROYDEN ST
74	153	41	310 WASHINGTON ST
75	153	42	312 WASHINGTON ST
76	153	43	314 WASHINGTON ST
77	153	69	333 BERKLEY ST
78	153	71	329 BERKLEY ST
79	153	75	321 BERKLEY ST

#	Block	Lot	Street Address
80	153	76	319 BERKLEY ST
81	153	77	317 BERKLEY ST
82	153	78	315 BERKLEY ST
83	153	79	313 BERKLEY ST
84	153	80	311 BERKLEY ST
85	153	83	448 SO 3RD ST
86	153	84	446 SO 3RD ST
87	153	85	444 SO 3RD ST
88	153	86	442 SO 3RD ST
89	153	87	440 SO 3RD ST
90	153	89	436 SO 3RD ST
91	153	90	434 SO 3RD ST
92	154	2	308 BENSON ST
93	154	3	310 BENSON ST
94	154	5	314 BENSON ST
95	154	8	320 BENSON ST
96	154	9	322 BENSON ST
97	154	10	324 BENSON ST
98	154	11	326 BENSON ST
99	154	12	328 BENSON ST
100	154	13	330 BENSON ST
101	154	14	332 BENSON ST
102	154	15	334 BENSON ST
103	154	16	336 BENSON ST
104	154	28	317 WASHINGTON ST
105	154	29	315 WASHINGTON ST
106	154	30	313 WASHINGTON ST
107	154	31	311 WASHINGTON ST
108	154	34	422 SO 3RD ST
109	154	35	420 SO 3RD ST
110	154	36	418 SO 3RD ST
111	154	37	416 SO 3RD ST
112	154	38	414 SO 3RD ST
113	154	39	412 SO 3RD ST
114	154	96	398 SO 3RD ST
115	154	97	400 SO 3RD ST
116	154	98	402 SO 3RD ST
117	154	102	410 SO 3RD ST
118	155	42	306 STEVENS ST
119	155	43	308 STEVENS ST
120	155	45	312 STEVENS ST

#	Block	Lot	Street Address
121	155	46	314 STEVENS ST
122	155	47	316 STEVENS ST
123	155	67	317 BENSON ST
124	155	69	313 BENSON ST
125	155	70	311 BENSON ST
126	156	1	300 MARTIN LUTHER KING BL
127	186	37	428 BENSON ST
128	186	38	430 BENSON ST
129	187	34	419 HENRY ST
130	187	35	421 HENRY ST
131	187	36	423 HENRY ST
132	187	39	429 HENRY ST
133	187	40	431 HENRY ST
134	1407	50	430 BROADWAY
135	1407	51	432 BROADWAY
136	1420	18	546 ROYDEN ST
137	1420	21	552 ROYDEN ST
138	1420	22	554 ROYDEN ST
139	1420	24	558 ROYDEN ST
140	1420	25	560 ROYDEN ST
141	1420	26	562 ROYDEN ST
142	1420	27	564 ROYDEN ST
143	1420	38	REAR 609-611 SO 6TH ST
144	1420	40	609 SO 6TH ST
145	1427	34	740 BERKLEY ST
146	1427	35	742 BERKLEY ST
147	1427	40	505 NEWTON AVE
148	1427	58	734 BERKLEY ST
149	1427	59	736 BERKLEY ST
150	1429	22	749 BERKLEY ST
151	1429	23	751 BERKLEY ST
152	185	2	418 WASHINGTON ST
153	185	7	428 WASHINGTON ST
154	185	8	430 WASHINGTON ST
155	185	9	432 WASHINGTON ST
156	185	11	435 WEST ST
157	185	12	437 WEST ST

#	Block	Lot	Street Address
158	185	15	443 WEST ST
159	185	16	445 WEST ST
160	185	17	447 WEST ST
161	185	19	451 WEST ST
162	185	20	453 WEST ST
163	185	21	455 WEST ST
164	185	23	425 BERKLEY ST
165	185	24	423 BERKLEY ST
166	185	25	421 BERKLEY ST
167	185	26	419 BERKLEY ST
168	185	27	417 BERKLEY ST
169	185	28	415 BERKLEY ST
170	185	29	413 BERKLEY ST
171	185	30	REAR 439 WEST ST

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development: Brownfields

Resolution No.: 03-11-15B

Resolution Title:

Resolution Authorizing a Professional Services Agreement with TRC Environmental Corporation to Complete a Preliminary Assessment / ASTM Phase I Assessment and a Boundary Survey of the County-Owned Lots of Harrison Avenue Landfill (Block 809, Lots 13, 14, 15, 16, and 17 of the Camden City Tax Map) for a Cost of \$8,750

Project Summary:

- The CRA intends to remediate and develop the portion of the Harrison Avenue Landfill (the Balance of the Landfill) which is outside of the Kroc Center Project Area, including the currently County-owned lots (Lots 13-17).
- There are five (5) parcels of land owned by Camden County located along the East State Street boundary of the Landfill which are eligible to be acquired by the CRA to effectuate remediation and redevelopment.
- To meet federal All Appropriate Inquiry requirements prior to acquisition of these parcels, the CRA must conduct a Preliminary Assessment / ASTM Phase I Environmental Site Assessment.
- The CRA issued a request for pricing from firms on its list of pre-qualified firms. TRC Environmental, Inc. received the highest composite evaluation score based on selection criteria and was the second lowest bidder of the five submittals, which represented a realistic cost to complete the proposed scope of work.
- TRC possesses unique knowledge and experience with the complex environmental requirements of the Balance of the Landfill, having been involved with the remediation and redevelopment of the site since 2006.
- The cost of the proposed work is eligible under the CRA's United States Environmental Protection Agency (USEPA) 2013 Hazardous Substances Assessment Grant.

Purpose of Resolution:

To authorize a professional services agreement with TRC Environmental Corp. for the provision of environmental engineering services.

Award Process:

Pre-Qualified List of Environmental Engineering Firms/ Price Quotes

Cost Not To Exceed: \$8,750.00

Total Project Cost: \$8,750.00

Source of Funds:

US Environmental Protection Agency 2013 Hazardous Substances Assessment Grant

03-11-15B

Resolution Authorizing a Professional Services Agreement with TRC Environmental Corporation to Complete a Preliminary Assessment/ASTM Phase I Environmental Site Assessment and Boundary Survey of the County-Owned Lots at Harrison Avenue Landfill (Block 809, Lots 13, 14, 15, 16, 17 of the Camden City Tax Map) for a Cost of \$8,750

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

WHEREAS, the CRA intends to redevelop that portion of the Harrison Avenue Landfill outside of the Kroc Community Center Project Area (the "Balance of the Landfill") for the following uses: park, open space, natural habitat restoration, and solar power generation; and

WHEREAS, included in the Balance of the Landfill are Block 809, Lots 13, 14, 15, 16, and 17 of the Camden City Tax Map which are owned by the County of Camden (the "County Parcels") and eligible for acquisition; and

WHEREAS, the CRA must conduct a Preliminary Assessment/ASTM Phase I Environmental Site Assessment in order to meet federal All Appropriate Inquiry requirements prior to acquisition of the County Parcels and to effectuate the site's remediation and redevelopment; and

WHEREAS, Camden County has indicated that the five lots have been consolidated into one parcel (to be known as Lot 13), but a boundary survey and a metes and bounds legal description of that consolidated parcel does not yet exist; and

WHEREAS, the CRA has a current list of "Pre-Qualified Environmental Firms" and seven (7) firms received a Request for Pricing for the proposed work, and

WHEREAS, TRC Environmental Corporation is on the CRA's current list of "Pre-Qualified Environmental Firms" and has provided a price quote, dated February 12, 2015, for a total lump sum cost of \$8,750 for the Preliminary Assessment/ASTM Phase I Environmental Site Assessment and Boundary Survey; and

WHEREAS, TRC Environmental Corporation received the highest composite score based on all selection criteria, was the second lowest proposer of the five submittals representing a realistic cost to complete the scope of work, and possesses unique knowledge of and experience with the complex environmental remediation requirements of the Harrison Avenue Landfill project having been involved with the remediation and redevelopment of the site since approximately 2006; and

WHEREAS, the cost of the proposed work is eligible under the CRA's United States Environmental Protection Agency (USEPA) 2013 Hazardous Substances Assessment Grant and the expenditure for this site has been approved by the USEPA.

03-11-15B (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 and directed to negotiate and enter into a professional services agreement with TRC Environmental Corporation to complete a Preliminary Assessment/ASTM Phase I Environmental Site Assessment and Boundary Survey of the County Parcels (Block 809, Lots 13-17) which are part of the Harrison Avenue Landfill for a cost not to exceed \$8,750.

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
Marilyn Torres			
Vance Bowman			
Kenwood Hagamin, Jr.			
Jose A. Vazquez			
Mirta L. Nieves			
Jose J. Ramos			
Maria Sharma			

Marilyn Torres
Chairperson

ATTEST:

Saundra 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-Brownfields

Resolution No.: 03-11-15C

Resolution Title:

Resolution Authorizing the Adoption of a List of Pre-Qualified Environmental and Engineering Firms to Provide Environmental Services

Project Summary:

This resolution authorizes the CRA to adopt a list of pre-qualified environmental and engineering firms so that it can on a case by case basis solicit proposals and/or cost estimates from such firms (Contractor Pool) to conduct environmental services, including but not limited to the following:

- Phase I/All Appropriate Inquiry (AAI)/Preliminary Assessment;
- Phase II/Site Investigation; and
- Remedial Investigation environmental assessments.

Work will be conducted in compliance with the New Jersey Department of Environmental Protection (NJDEP) Technical Requirements for Site Remediation (TRSR or “Tech Regs”, NJAC 7:26E), the Environmental Protection Agency’s “All Appropriate Inquiry” requirements, applicable ASTM standards, and the requirements of the funding agency(ies).

Pre-qualification of firms does not commit the CRA to contracting with the firms for any work.

Purpose of Resolution:

To adopt a list of Pre-Qualified environmental and engineering firms.

Award Process:

Request for Qualifications

Cost Not To Exceed:

N/A

Total Project Cost:

N/A

Source of Funds:

All work will be funded on an individual basis from US Environmental Protection Agency grants, site-specific NJDEP Hazardous Discharge Site Remediation Fund grants, and other funding sources as appropriate.

03-11-15C

Resolution Authorizing the Adoption of a List of Pre-Qualified 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, CRA seeks to establish a list of pre-qualified environmental and engineering firms (Contractor Pool) to provide environmental services under the CRA Brownfield Program. Environmental services include but are not limited to the following: Phase I/All Appropriate Inquiry (AAI)/Preliminary Assessment; Phase II/Site Investigation; and Remedial Investigation environmental assessments; 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, determined that the firms listed in Exhibit A of this Resolution are qualified to be included on the Pre-Qualified List; and

WHEREAS, CRA is not committed to contract any work to firms pre-qualified to conduct environmental services; and

WHEREAS, CRA will solicit site-specific cost estimates and proposals from pre-qualified firms prior to awarding a contract and CRA will review and approve the scope of work and cost estimate on a site-specific basis; and

WHEREAS, all work will be funded on an individual basis from US Environmental Protection Agency grants, site-specific New Jersey Department of Environmental Protection Hazardous Discharge Site Remediation Fund grants (HDSRF), and other funding sources as appropriate.

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 adopt the list of pre-qualified firms that is attached as Exhibit A to provide environmental services under the City of Camden Redevelopment Agency (CRA) Brownfield Program for a period of one year from the date of this resolution.

03-11-15C (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
Marilyn Torres			
Vance Bowman			
Kenwood Hagamin, Jr.			
Jose A. Vazquez			
Mirta L. Nieves			
Jose J. Ramos			
Maria Sharma			

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

03-11-15C (cont'd)

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

Company	Address
AECOM	30 Knightsbridge Road, Suite 520 Piscataway, NJ 08854
Brinkerhoff Environmental Services, Inc.	1805 Atlantic Avenue Manasquan, NJ 08736
Buchart Horn, Inc.	2 Eves Drive, Suite 110 Marlton, NJ 08053-3127
CME Associates	3759 US Hwy 1 South, Suite 100 Monmouth Junction, NJ 08852
Dresdner Robin	4300 Haddonfield Road, Suite 115 Pennsauken, NJ 08109
EarthRes Group, Inc.	P.O. Box 468, Pipersville, PA 18947
Environmental Resolutions, Inc.	525 Fellowship Road, Suite 300 Mt. Laurel, NJ 08054
EnviroSure, Inc.	319 South High Street, First Floor West Chester, PA 19382
JM Sorge, Inc.	57 Fourth Street Somerville, NJ 08870
Langan Engineering & Environmental Services	989 Lenox Drive, Suite 124 Lawrenceville, NJ 08648
Pennoni Associates Inc.	515 Grove Street Haddon Heights, NJ 08035
Paulus Sokolowski and Sartor, LLC (PS&S)	67B Mountain Blvd Ext, PO Box 4039 Warren, NJ 07059
React Environmental Professional Services Group, Inc. (REPSG)	PO Box 5377, 6901 Kingsessing Avenue, Suite 201 Philadelphia, PA 19142
Sovereign Consulting Inc.	100 Dobbs Lane, Suite 212 Cherry Hill, NJ 08034
TRC Environmental Corporation	1601 Market Street, Suite 2555, Philadelphia, PA 19103
Whitman	7 Pleasant Hill Road Cranbury, NJ 08512

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing

Resolution No.: 03-11-15D

Resolution Title:

Resolution Rescinding Resolution 02-04-15A Which Provided for an Amendment to a Joint Venture Agreement Adding Conifer Realty LLC as a Party to the Agreement

Project Summary:

- On February 9, 2015 the City of Camden and the Housing Authority of the City of Camden (“HACC”) applied to the U.S. Department of Housing and Urban Development (“HUD”) for the Choice Neighborhoods Initiatives Implementation Grant Program (the “CNI Grant Program”) for up to 30 million dollars in grant funds.
- In order to complete the assemblage of properties needed for the grant application it was necessary to include into the project property owned by Conifer Realty, LLC (“Conifer”) known as Block 1394, Lot 2.03 of the Camden City Tax Map (the “Conifer Property”).
- At the February 4, 2015 CRA Meeting, two alternative proposals for inclusion of the Conifer Property was presented to the CRA Commissioners. The first proposal was for Conifer to remain the owner of the Conifer Property and for Conifer to develop the property as residential rental housing as a party to the Joint Venture Agreement for the Housing Implementation Entity that would be named in the grant application. This alternative was presented as proposed Resolution 02-04-15A.
- The second alternative was for CRA to enter into an option agreement with Conifer which provides for the acquisition of the Conifer Property by CRA and for CRA to develop the Conifer Property as residential rental housing. This alternative was presented as proposed Resolution 02-04-15B.
- At the time of the February 4, 2015 CRA meeting, negotiations were still ongoing with Conifer and it was not apparent as to which of the alternatives would be acceptable to Conifer. In addition, given the February 9, 2015 application deadline it was not possible to delay action on the resolutions until a subsequent CRA meeting. Accordingly the CRA Board was requested to approve both alternative resolutions with the idea that the course of action not ultimately chosen would be rescinded at the next CRA meeting.
- At the February 4, 2015 meeting the CRA Board approved both of the alternative resolutions but noted its strong preference for the option agreement (Resolution 02-04-15B).
- Prior to the submission of the grant application Conifer did agree to enter into the option agreement provided for in Resolution 2-04-15B and this alternative was used for the grant application.

Purpose of Resolution:

To Rescind Resolution 02-04-15A

Award Process:

N/A

Cost Not To Exceed: N/A

Total Project Cost: N/A

Source of Funds:

Choice Neighborhoods Initiative Implementation Grant Program

03-11-15D

Resolution Rescinding Resolution 02-04-15A Which Provided for an Amendment to a Joint Venture Agreement Adding Conifer Realty LLC as a Party to the Agreement

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

WHEREAS, the Council of the City of Camden (the “City Council”) adopted, in accordance with the Local Redevelopment and Housing Law, 40A: 12A-1 et seq. (“LRHL”), an ordinance approving the Centerville Redevelopment Plan and will consider an ordinance approving a Whitman Park Redevelopment Plan as to certain land in the Centerville and Whitman Park Neighborhoods of the City of Camden and more particularly described therein (collectively, the “Redevelopment Areas”); 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 Areas; and

WHEREAS, On February 9, 2015 the City of Camden and the Housing Authority of the City of Camden (“HACC”) applied to the U.S. Department of Housing and Urban Development (“HUD”) for the Choice Neighborhoods Initiatives Implementation Grant Program (the “CNI Grant Program”) for up to 30 million dollars in grant funds; and

WHEREAS, in order to complete the assemblage of properties needed for the grant application it was necessary to include property owned by Conifer Realty, LLC (“Conifer”) known as Block 1394, Lot 2.03 of the Camden City Tax Map (the “Conifer Property”) into the project; and

WHEREAS, at the February 4, 2015 CRA Meeting, two alternative proposals for inclusion of the Conifer Property were presented to the CRA Commissioners; and

WHEREAS, the first proposal presented was for Conifer to remain the owner of the Conifer Property and for Conifer to develop the property as residential rental housing as a party to the Joint Venture Agreement for the Housing Implementation Entity that would be named in the grant application, which proposal was presented as proposed Resolution 02-04-15A; and

WHEREAS, the second alternative presented was for CRA to enter into an option agreement with Conifer which provides for the acquisition of the Conifer Property by CRA and for CRA to develop the Conifer Property as residential rental housing which proposal was presented as proposed Resolution 02-04-15B; and

WHEREAS, at the time of the February 4, 2015 CRA meeting, negotiations were still ongoing with Conifer and it was not apparent as to which of the alternatives would be acceptable to Conifer and in addition given the February 9, 2015 application deadline it was not possible to delay action on the resolutions until a subsequent CRA meeting; and

WHEREAS, in light of the above circumstances the CRA Board was requested to approve both alternative resolutions at the February 4, 2015 meeting with the idea that the course of action that was ultimately not chosen would be rescinded at the next CRA meeting; and

03-11-15D (cont'd)

WHEREAS, at the February 4, 2015 meeting the CRA Board approved both of the alternative resolutions but noted its strong preference for the option agreement (Resolution 02-04-15B).

WHEREAS, prior to the submission of the grant application, Conifer did agree to enter into the option agreement provided for in Resolution 02-04-15B and this alternative was used for the grant application; and

WHEREAS, to date no action has been taken to implement or execute Resolution 02-04-15A; and

WHEREAS, in light of the above facts it is appropriate to rescind Resolution 02-04-15A as moot.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency, that Resolution 2-04-15A is hereby rescinded as moot; 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
Marilyn Torres			
Vance Bowman			
Kenwood Hagamin, Jr			
Jose Vazquez			
Mirta L. Nieves			
Jose J. Ramos			
Maria Sharma			

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
2323337.v1

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing

Resolution No.: 03-11-15E

Resolution Title:

Resolution Authorizing an Amendment to a Joint Venture Agreement Regarding the Housing Implementation Entity for the Choice Neighborhoods Initiative Implementation Grant Program Which Provides for the Adding of Block 1394, Lot 2.03 of the Camden City Tax Map to the Properties Subject to the Agreement

Project Summary:

- On February 9, 2015 The City of Camden and the Housing Authority of the City of Camden (“HACC”) applied to the U.S. Department of Housing and Urban Development (“HUD”) for the Choice Neighborhoods Initiatives Implementation Grant Program (the “CNI Grant Program”) for up to 30 million dollars in grant funds.
- In preparation for the grant application, by resolution 01-14-15D The CRA authorized a joint venture agreement with Michaels Development Company, I, L.P. (“Michaels”) and/or its permitted assignee to permit CRA and Michaels to act jointly as the Housing Implementation Entity, who is responsible for implementing the Housing component of the Transformation Plan that is part of the CNI Grant Program and financially responsible for developing the housing and the long-term asset management of the housing.
- Resolution 01-14-15D also specified a list of CRA and City of Camden properties that would be included for infill for sale housing as part of the CNI Grant Application and the Joint Venture Agreement.
- Subsequent to Resolution 01-14-15D, the CRA and the City further refined the list of properties to be part of the CNI Grant Application and in Resolution 02-04-15D the CRA changed the CRA and City properties that were to be included in the Joint Venture Agreement.
- By Resolution 02-04-15B the CRA authorized an option agreement between CRA and Conifer Realty LLC (“Conifer”) which provided for the CRA’s acquisition of Block 1394, Lot 2.03 of the Camden City Tax Map (the “Conifer Property”) from Conifer so that such property could be included in the CNI Grant Application for residential rental housing units to be developed by CRA. Resolution 02-04-15B does not expressly state that the Conifer Property was also to be included as part of the Joint Venture Agreement with Michaels.
- Effective as of February 4, 2015 CRA and Michaels executed a Joint Venture Agreement that included the properties set forth in Resolution 02-04-15D and also included the Conifer Property with the Conifer Property to be developed by the CRA for residential rental housing units.

Purpose of Resolution:

To ratify and confirm that the Conifer Property is authorized to be included in the Joint Venture Agreement with Michaels as residential rental housing to be developed by the CRA.

Award Process: N/A

Cost Not To Exceed: N/A

Total Project Cost:

Up to \$30 Million

Source of Funds: Choice Neighborhoods Initiative Implementation Grant Program

03-11-15E

Resolution Authorizing an Amendment to a Joint Venture Agreement Regarding the Housing Implementation Entity for the Choice Neighborhoods Initiative Implementation Grant Program Which Provides for the Adding of Block 1394, Lot 2.03 of the Camden City Tax Map to the Properties Subject to the Agreement

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

WHEREAS, the Council of the City of Camden (the “City Council”) adopted, in accordance with the Local Redevelopment and Housing Law, 40A: 12A-1 et seq. (“LRHL”), an ordinance approving the Centerville Redevelopment Plan and will consider an ordinance approving a Whitman Park Redevelopment Plan as to certain land in the Centerville and Whitman Park Neighborhoods of the City of Camden and more particularly described therein (collectively, the “Redevelopment Areas”); 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 Areas; and

WHEREAS, on February 9, 2015 the City of Camden and the Housing Authority of the City of Camden (“HACC”) applied to the U.S. Department of Housing and Urban Development (“HUD”) under its Choice Neighborhoods Initiative - Implementation Grant Program (the “CNI Grant Program Application”) for a grant of up to 30 million dollars to implement the Mt. Ephraim South Transformation Plan; and

WHEREAS, In preparation for the grant application, by resolution 01-14-15D The CRA authorized a joint venture agreement with Michaels Development Company, L.P. (“Michaels”) and/or its permitted assignee to permit CRA and Michaels to act jointly as the Housing Implementation Entity, who is responsible for implementing the Housing component of the Transformation Plan that is part of the CNI Grant Program and financially responsible for developing the housing and the long-term asset management of the housing.

WHEREAS, Resolution 01-14-15D also specified a list of CRA and City of Camden properties that would be included for infill for sale housing as part of the CNI Grant Application and the Joint Venture Agreement; and

WHEREAS, Subsequent to Resolution 01-14-15D, the CRA and the City further refined the list of properties to be part of the CNI Grant Application and in Resolution 02-04-15D the CRA changed the CRA and City properties that were to be included in the Joint Venture Agreement; and

03-11-15E (cont'd)

WHEREAS, by Resolution 02-04-15B, the CRA authorized an option agreement between CRA and Conifer Realty LLC ("Conifer") which provided for the CRA's acquisition of Block 1394, Lot 2.03 of the Camden City Tax Map (the "Conifer Property") from Conifer so that such property could be included in the CNI Grant Application for residential rental housing units to be developed by CRA; and

WHEREAS, Resolution 02-04-15B does not expressly state that the Conifer Property was also to be included as part of the Joint Venture Agreement with Michaels; and

WHEREAS, Effective as of February 4, 2015, CRA and Michaels executed a Joint Venture Agreement that included the properties set forth in Resolution 02-04-15D and also included the Conifer Property with the Conifer Property to be developed by the CRA for residential rental housing units; and

WHEREAS, The purpose of this resolution is to ratify and confirm that the Conifer Property is authorized to be included in the Joint Venture Agreement with Michaels as residential rental housing to be developed by the CRA effective as of the execution of the CRA/Michaels Joint Venture Agreement.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency, that the Executive Director of the City of Camden Redevelopment Agency, a duly authorized representative of the Agency, is hereby authorized and directed to include in the joint venture agreement previously approved by the Board under Resolution 01-14-15D, and Resolution 02-04-15D the property known as Block 1394, Lot 2.03 of the Camden City Tax Map with such property to be developed by the CRA as residential rental housing as part of the CNI Grant Application; 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.

BE IT FURTHER RESOLVED that the actions taken by the CRA as set forth in this resolution are to have retroactive effect to February 4, 2015 (the date that the CRA/Michaels Joint Venture Agreement was executed by the parties).

03-11-15E (cont'd)

ON MOTION OF:

SECONDED BY:

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres			
Vance Bowman			
Kenwood Hagamin, Jr			
Jose Vazquez			
Mirta L. Nieves			
Jose J. Ramos			
Maria Sharma			

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