

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Finance

Resolution No.: 02-11-15A

Resolution Title:

Resolution Authorizing the Addition of Board Chairperson Marilyn Torres and Board Treasurer Jose Vazquez to the List of Authorized Signatories for the Agency's Deposit Accounts at PNC Bank, and the Removal of Prior Officers from Such Accounts

Project Summary:

A reorganization of the Board of Commissioners was conducted on January 14, 2015 and new appointments have been made for the positions of Board Chairperson and Board Treasurer is required to add the new officials to the list of authorized signatories on the Agency's Deposit accounts and to remove the prior officials from such accounts.

In times when the Executive Director is unavailable and disbursements cannot be delayed, the Finance Director may request one of these officials to execute a CRA check to complete a disbursement.

Purpose of Resolution: To update list of authorized signatories for CRA deposit accounts at PNC Bank.

Award Process:

N/A

Cost Not To Exceed: N/A

Source of Funds: N/A

Total Project Cost: N/A

02-11-15A

Resolution Authorizing the Addition of Board Chairperson Marilyn Torres and Board Treasurer Jose Vazquez to the List of Authorized Signatories for the Agency's Deposit Accounts at PNC Bank, and the Removal of Prior Officers from Such Accounts

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

WHEREAS, to this end the CRA must conduct business on a day- to- day basis in order to carry out its mission; and

WHEREAS, a reorganization of the Board of Commissioners was conducted on January 14, 2015 and new appointments have been made for the positions of Board Chairperson and Board Treasure (Chair of the Finance Committee); and

WHEREAS, A revised signatory authorization is required to add the new officials to the list of authorized signatories on the Agency's Deposit accounts and to remove the prior officials from such accounts.

WHEREAS, on occasions when the Executive Director is unavailable and disbursements cannot be delayed, the Finance Director may request one of these additional signatories to execute a CRA check to complete a disbursement.

02-11-15A (cont'd)

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that the Executive Director of the Agency, a duly authorized representative of the Agency, is hereby authorized to revise the list of authorized signatories on the Agency's deposit accounts held at PNC Bank by adding (or retaining) Board Chairpeson Marilyn Torres, and Board Treasurer Jose Vazquez to the list of authorized signatories and removing all prior officers from such list.

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

ON MOTION OF: *MM*

SECONDED BY: *MS*

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	<input checked="" type="checkbox"/>		
Vance Bowman			
Kenwood Hagamin, Jr	<input checked="" type="checkbox"/>		
Jose Vazquez	<input checked="" type="checkbox"/>		
Mirta L. Nieves	<input checked="" type="checkbox"/>		
Jose J. Ramos			
Maria Sharma	<input checked="" type="checkbox"/>		

Marilyn Torres
Marilyn Torres
Chairperson

ATTEST:

Sandra Ross Johnson
Saundra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.

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

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development-Brownfields

Resolution No.: 02-11-15B

Resolution Title:

Resolution Authorizing a Professional Services Agreement with TRC Environmental Corporation to Complete an Interim Closing Plan for the ABC Barrel Site at the Harrison Avenue Landfill and a Project Phasing Plan for Future Work at the Harrison Avenue Landfill (Block 809, Lot 7 of the Camden City Tax Map) on an Hourly Rate Basis for a Total Cost Not to Exceed \$99,000.00

Project Summary:

- This resolution authorizes the CRA to enter into a professional services agreement for an amount not to exceed \$99,000 with TRC Environmental Corporation (TRC) for development and negotiation of the Interim Closing Plan document and a Project Phasing Plan to advance the remediation and redevelopment of both the ABC Barrel Site and the portion of the Harrison Avenue Landfill (the Balance of the Landfill) which is outside of the Kroc Center Project Area.
- The ABC Barrel Site and the Balance of the Landfill must be remediated prior to redevelopment.
- Prior remediation bids for the ABC Barrel Site were in excess of available grant funding.
- The proposed remediation plan will provide for the relocation of approximately 11,500 cubic yards of historic fill from the ABC Barrel Site to the Balance of the Landfill which will advance the remediation objectives of both sites.
- The New Jersey Department of Environmental Protection (NJDEP) has expressed a willingness to approve of the proposed plan provided an Interim Closure Plan is prepared and approved by the NJDEP.
- A Project Phasing Plan for the Balance of the Landfill Site is needed to establish the sequence of the remediation phases, to include the relocation of the historic fill from the ABC Barrel Site.

02-11-15B (cont'd)

- 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.
- TRC has provided a proposal dated January 7, 2015 to complete the required Interim Closing Plan and Project Phasing Plan for \$99,000 on a time and materials basis.

Purpose of Resolution:

Authorize a profession service contract with TRC Environmental Corporation for environmental services for the ABC Barrel Site and the Balance of the Harrison Avenue Landfill.

Award Process:

In an effort to capitalize on TRC's knowledge base and established regulatory relationships cultivated for this specific project it has been determined that it is in the best interest of the CRA to award a Professional Services Contract as permissible under N.J.S.A. 40A:11-5.

Cost Not To Exceed: \$99,000.00

Total Project Cost:

Source of Funds:

US Environmental Protection Agency Grants for Harrison Avenue Landfill

02-11-15B

Resolution Authorizing a Professional Services Agreement with TRC Environmental Corporation to Complete an Interim Closing Plan for the ABC Barrel Site at the Harrison Avenue Landfill and a Project Phasing Plan for Future Work at the Harrison Avenue Landfill (Block 809, Lot 7 of the Camden City Tax Map) on an Hourly Rate Basis for a Total Cost Not to Exceed \$99,000.00

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 develop a vacant portion of the Cooper Grant neighborhood, known as the ABC Barrel Site, in Camden as residential housing and open park space; and

WHEREAS, a volume of approximately 11,500 cubic yards of historic fill must be removed from the ABC Barrel Site prior to redevelopment activities to attain an unrestricted use designation that will permit a residential use; and

WHEREAS, the remediation bids previously received for the ABC Barrel Site were in excess of available grant funding obtained for the project; 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 Harrison Avenue Landfill"), Block 809, Lot 7 of the Camden City Tax Map for the following uses: park, open space, natural habitat restoration, and solar power generation; and

WHEREAS, a large amount of soil is expected to be needed at the Balance of the Harrison Avenue Landfill for raising the grade prior to the environmental close out and redevelopment activities; and

WHEREAS, the New Jersey Department of Environmental Protection ("NJDEP") has expressed a willingness to allow for historic fill to be relocated from the ABC Barrel Site to the Balance of the Landfill to meet the redevelopment objectives at both sites; and

02-11-15B (cont'd)

WHEREAS, relocating the approximately 11,500 cubic yards of historic fill from ABC Barrel Site to the Balance of the Landfill will provide a substantial cost savings that should allow the ABC Barrel Site remediation effort to move forward with the available grant funding obtained for the project; and

WHEREAS, the development and negotiation of an Interim Closure Plan, or similar document, for relocation of the historic fill from the ABC Barrel Site to the Balance of the Landfill is required by the NJDEP; and

WHEREAS, remediation of the Balance of the Landfill to include the relocation of the ABC Barrel Site historic fill will require extensive coordination with multiple agencies, permitting requirements and timeframes, remedial activities, etc. and will need to be conducted in phases; and

WHEREAS, a Project Phasing Plan will be instrumental in defining the sequential phasing for the successful and expeditious remediation of the Balance of the Landfill to include the receiving area for the ABC Barrel Site historic fill ; and

WHEREAS, TRC Environmental Corporation (TRC) 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, in an effort to capitalize on TRC's knowledge base and established regulatory relationships cultivated for this specific project and source the development and negotiation of an Interim Closure Plan, or similar document, and the Project Phasing Plan, it has been determined that it is in the best interest of the CRA to award a Professional Services Contract to TRC as permissible under N.J.S.A. 40A:11-5; and

WHEREAS, TRC has provided a price quote, dated January 7, 2015, for work to be billed on an hourly rate basis plus materials with a total cost not to exceed \$99,000.00 for preparing the Interim Closing Plan for Historic Fill from ABC Barrel at Harrison Avenue Landfill and a Project Phasing Plan for Future Work at the Harrison Avenue Landfill; and

WHEREAS, the cost of the proposed work is eligible under the several of the CRA's United States Environmental Protection Agency (USEPA) grants for the Harrison Avenue Landfill and the expenditure for this site has been approved by the USEPA.

02-11-15B (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 an Interim Closing Plan for Historic Fill at the ABC Barrel Site located at the Harrison Avenue Landfill and a Project Phasing Plan for Future Work at the Harrison Avenue Landfill at the hourly rates plus materials as set forth in TRC's cost proposal dated January 7, 2015 for a total cost not to exceed \$99,000.00.

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: *MM*

SECONDED BY: *JV*

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

Marilyn Torres

Marilyn Torres
Chairperson

ATTEST: *Sandra Ross Johnson*

Saundra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta

Mark P. Asselta, Esq.
Board Counsel

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing Development

Resolution No.: 02-04-15C

Resolution Title:

Resolution Authorizing an Amendment to an Agreement of Sale with the City of Camden to Acquire City Owned Properties Located in the Centerville and Whitman Park Neighborhoods for Redevelopment to Increase the Purchase Price for the Properties

Project Summary:

- The CRA Board by Resolution [need to confirm resolution number] authorized an Agreement of Sale between the CRA and the City for the conveyance to CRA of sixty-five (65) vacant properties acquired by the City pursuant to the Abandoned Properties Act. The subject Properties are located in the Centerville and Whitman Park Neighborhoods and listed on Exhibit A attached to this Resolution.
- CRA will seek qualified developers to rehabilitate and construct new residential infill housing on those sites acquired and will assemble additional properties for residential development uses.
- The City on November 13, 2014 adopted a resolution authorizing an Agreement of Sale with the CRA and an ordinance authorizing the transfer of the 65 properties to the CRA.
- Under the terms and conditions of the purchase, CRA is to pay a purchase price for the properties equal to 50% of the total legal costs incurred by the City to acquire the properties.
- The City's legal costs to acquire the properties have increased, and thus CRA's cost to acquire the properties will increase from \$184,535.47 to \$200,000.00. A total per property cost (after the increase) is approximately \$ 6,153.85.
- All other terms and conditions in connection with the CRA's acquisition of the 65 vacant properties remain the same.

Purpose of Resolution:

To amend the terms and conditions of the Agreement of Sale with the City of Camden to increase the purchase price not to exceed \$200,000.00 for 65 properties in the Centerville and Whitman Park Neighborhoods

Award Process:

N/A

Cost Not To Exceed:

N/A

Total Project Cost:

Purchase Price Increase from \$184,535.47 to \$200,000.00

Source of Funds:

ERB Mixed Sites Acquisition Grant

02-04-15C

**Resolution Authorizing an Amendment to an Agreement of Sale with
the City of Camden to Acquire City Owned Properties Located in the Centerville and
Whitman Park Neighborhoods for Redevelopment to Increase the Purchase Price
for the Properties**

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, the City of Camden and the Housing Authority of Camden (“HACC”) will apply to the U.S. Department of Housing and Urban Development (“HUD”) on or prior to February 9, 2015 under its Choice Neighborhoods Implementation Grant Program for a grant of up to 30 million dollars; and

WHEREAS, the City of Camden in anticipation of this grant opportunity, acquired sixty-five (65) vacant properties pursuant to the Abandoned Properties Act for redevelopment uses, which properties are located in the Redevelopment Areas and are set forth in Exhibit A attached to this Resolution (the “City Parcels”); and

WHEREAS, the City proposes that the City Parcels be transferred to the CRA, who will assemble the land and will seek qualified developers to construct new and rehabilitated housing on the sites for infill residential housing; and

02-04-15C (cont'd)

WHEREAS, the City effective November 13, 2014 adopted a resolution authorizing an Agreement of Sale with the CRA and an ordinance to transfer the City Parcels to the CRA subject to the following conditions:

1. ~~CRA will pay a purchase price of \$184,535.47 for the conveyance of the City Parcels which represents 50% of the total legal costs incurred by the City to acquire the City Parcels.~~
2. The CRA will convey the Project Sites to the Redeveloper(s) pursuant to a redevelopment agreement that requires use of the properties for infill new or rehabilitated housing in furtherance of the City's Choice Implementation Grant application.
3. The CRA will be required to sell the City Parcels to a redeveloper(s) for a purchase price that does not exceed the per property or per structure cost incurred by the City and CRA to acquire the properties plus the CRA's reasonable closing costs.

WHEREAS, CRA, in accordance with the terms and conditions of the Agreement of Sale, is to pay a purchase price for the properties as represented by 50% of the total legal costs incurred by the City; and

WHEREAS, the City's legal costs to acquire the properties have increased, and thus correspondingly, the purchase price to CRA has increased from \$184,535.47 to an amount that will be no more than \$200,000.00; and

WHEREAS, the City on February 10, 2015 will introduce a similar resolution authorizing an amendment to the Agreement of Sale with CRA to reflect an increase in the total consideration for the purchase; and

WHEREAS, all other terms and conditions in connection with the CRA's acquisition of the sixty-five (65) vacant properties as set forth above remain the same; and

WHEREAS, CRA desires to enter into an Agreement of Sale with the City of Camden and to acquire the City Parcels from the City subject to the conditions set forth above, as amended, in order to facilitate the future redevelopment of the City Parcels and the neighborhoods of Centerville and Whitman Park.

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 amend the terms and conditions of the Agreement of Sale with the City of Camden for the acquisition of the sixty-five (65) City Parcels set forth in Exhibit A for a total consideration that is equal to 50% of the City's revised legal costs the revised purchase price to be paid by the CRA not to exceed \$200,000.00 and subject to the conditions set forth above; and

02-04-15C (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: *JV*

SECONDED BY: *MS*

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	<input checked="" type="checkbox"/>		
Vance Bowman			
Kenwood Hagamin, Jr	<input checked="" type="checkbox"/>		
Jose Vazquez	<input checked="" type="checkbox"/>		
Mirta L. Nieves	<input checked="" type="checkbox"/>		
Jose J. Ramos			
Maria Sharma	<input checked="" type="checkbox"/>		

Marilyn Torres

Marilyn Torres
Chairperson

ATTEST: *Sandra Ross Johnson*

Saundra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta

Mark P. Asselta, Esq.
Board Counsel

**Exhibit A
Centerville and Whitman Park
Property List**

#	Block	Lot	Address	Owner
1	554	90	1742 TIOGA ST	City of Camden
2	554	91	1744 TIOGA ST	City of Camden
3	555	23	1805 MULFORD ST	City of Camden
4	556	75	1807 TIOGA ST	City of Camden
5	556	76	1809 TIOGA ST	City of Camden
6	556	78	1813 TIOGA ST	City of Camden
7	556	79	1815 TIOGA ST	City of Camden
8	556	80	1817 TIOGA ST	City of Camden
9	556	83	1823 TIOGA ST	City of Camden
10	556	85	1827 TIOGA ST	City of Camden
11	556	87	1834 MULFORD ST	City of Camden
12	1328	41	1165 WHITMAN AVE	City of Camden
13	1328	42	1161 WHITMAN AVE	City of Camden
14	1328	45	1155 WHITMAN AVE	City of Camden
15	1333	52	1265 WHITMAN AVE	City of Camden
16	1333	60	1245 WHITMAN AVE	City of Camden
17	1333	64	1237 WHITMAN AVE	City of Camden
18	1333	73	1217 WHITMAN AVE	City of Camden
19	1333	78	1207 WHITMAN AVE	City of Camden
20	1333	79	1205 WHITMAN AVE	City of Camden
21	1343	101	1236 WHITMAN AVE	City of Camden
22	1343	102	1234 WHITMAN AVE	City of Camden
23	1343	106	1222 WHITMAN AVE	City of Camden
24	1343	135	1239 EVERETT ST	City of Camden
25	1343	141	1225 EVERETT ST	City of Camden
26	1343	147	1476 LOUIS ST	City of Camden
27	1343	148	1478 LOUIS ST	City of Camden
28	1343	149	1480 LOUIS ST	City of Camden
29	1343	150	1482 LOUIS ST	City of Camden
30	1344	40	1234 EVERETT ST	City of Camden
31	1344	48	1204 EVERETT ST	City of Camden
32	1345	173	1529 NORRIS ST	City of Camden
33	1345	174	1531 NORRIS ST	City of Camden
34	1350	60	1328 THURMAN ST	City of Camden
35	1350	63	1336 THURMAN ST	City of Camden

**CENTERVILLE AND WHITMAN PARK
PROPERTY LIST
EXHIBIT A (CONT.)**

#	Block	Lot	Address	Owner
36	1350	122	1548 NORRIS ST	City of Camden
37	1354	3	1555 NORRIS ST	City of Camden
38	1354	4	1557 NORRIS ST	City of Camden
39	1354	5	1559 NORRIS ST	City of Camden
40	1354	6	1561 NORRIS ST	City of Camden
41	1354	38	1251 CHASE ST	City of Camden
42	1354	42	1243 CHASE ST	City of Camden
43	1354	48	1227 CHASE ST	City of Camden
44	1355	66	1244 CHASE ST	City of Camden
45	1355	68	1238 CHASE ST	City of Camden
46	1355	118	1296 CHASE ST	City of Camden
47	1355	173	1281 JACKSON ST	City of Camden
48	1356	3	1605 NORRIS ST	City of Camden
49	1356	4	1607 NORRIS ST	City of Camden
50	1356	5	1609 NORRIS ST	City of Camden
51	1357	28	1566 NORRIS ST	City of Camden
52	1361	48	1674 MT EPHRAIM AVE	City of Camden
53	1363	51	1238 CARL MILLER BLVD	City of Camden
54	1363	55	1228 CARL MILLER BLVD	City of Camden
55	1363	83	1700 MT EPHRAIM AVE	City of Camden
56	1364	182	1279 DECATUR ST	City of Camden
57	1364	185	1287 DECATUR ST	City of Camden
58	1364	187	1293 DECATUR ST	City of Camden
59	1367	69	1301 DECATUR ST	City of Camden
60	1369	50	1765 NORRIS ST	City of Camden
61	1369	61	1767 NORRIS ST	City of Camden
62	1369	62	1769 NORRIS ST	City of Camden
63	1369	64	1773 NORRIS ST	City of Camden
64	1373	4	1764 NORRIS ST	City of Camden
65	1373	9	1770 NORRIS ST	City of Camden

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development

Resolution No.: 02-11-15D

Resolution Title:

Resolution Designating Mastery Charter Schools Foundation as the Redeveloper of a Part or Whole 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 Redevelopment Agreement with the Redeveloper for the Development of a Renaissance School on the Property and Authorizing a Termination Agreement with Boos States Development, LLC for a Part of the Property

Project Summary:

- Mastery Charter Schools Foundation (the "Redeveloper") proposes to develop an approximately 85,000 square foot renaissance school on an approximately 2.8 acre parcel of City-owned land located at the Northwest corner of 17th Street and River Avenue in the Cramer Hill Neighborhood which is part of Block 844 Lot 13 of the City of Camden Tax Map and shown as "Parcel A" on attached Exhibit A. The proposed renaissance school will be for children in grades pre-K to 8th.
- The Redeveloper would also like to expand it's proposed development to an approximate 1.1 acre parcel that is adjacent to Parcel A and also part of Block 844 Lot 13 and shown as "Parcel B" on attached Exhibit A.
- Parcel B is currently subject to a redevelopment agreement between the CRA and Boos States Development, LLC ("Boos") for the development of a Family Dollar Store.
- Parcel B will not be available for redevelopment by the Redeveloper unless Boos agrees to release its rights in the parcel. Boos has indicated a willingness to release its rights upon the reimbursement by the Redeveloper of its costs to date in seeking to develop Parcel B.
- This resolution proposes to designate Mastery Charter Schools Foundation as the Redeveloper of Parcel A and also of Parcel B if it becomes available for the redevelopment of a Renaissance School on the Property.
- This resolution also authorizes the negotiation and execution of a Cost Agreement for Parcel A and Parcel B if it becomes available whereby the Redeveloper would pay the CRA's costs associated with the negotiation of a Redevelopment Agreement.
- This resolution also authorizes the negotiation of a Redevelopment Agreement for Parcel A and also for Parcel B if it becomes available. The purchase price for the property under the Redevelopment Agreement will be Five Hundred and Fifteen Thousand Dollars (\$515,000.00) which is the combined appraised value of Parcel A and Parcel B. The development fee to be paid by the Redeveloper under the Redevelopment Agreement will be Twenty Five Thousand Dollars (\$25,000.00).
- Finally this resolution authorizes the negotiation of a Termination Agreement that terminates the redevelopment rights of Boos in Parcel B upon the consent of Boos to such termination.

02-11-15D (cont'd)

Purpose of Resolution:

- Designate a Redeveloper
- Authorize entering into a Cost Agreement
- Authorize entering into a Redevelopment Agreement
- Authorize entering into a Termination Agreement for the rights of a prior Redeveloper upon the consent of the prior Redeveloper.

Award Process:

Endorsement of the project by City Officials.

Cost Not To Exceed:

TBD

Total Project Cost:

\$30 million

Source of Funds:

Redeveloper will pay all costs associated with the project.

02-11-15D

Resolution Designating Mastery Charter Schools Foundation as the Redeveloper of a Part or Whole 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 Redevelopment Agreement with the Redeveloper for the Development of a Renaissance School on the Property and Authorizing a Termination Agreement with Boos States Development, LLC for a Part of 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, Mastery Charter Schools Foundation (the "Redeveloper") proposes to develop an approximately 85,000 square foot renaissance school for grades pre- K to 8th on an approximately 2.8 acre parcel of City-owned land located at the Northwest corner of 17th Street and River Avenue in the Cramer Hill Neighborhood which is part of Block 844 Lot 13 of the City of Camden Tax Map and shown as "Parcel A" on attached Exhibit A; and

WHEREAS, the Redeveloper would also like to expand its proposed development to an approximate 1.1 acre parcel that is adjacent to Parcel A and also part of Block 844 Lot 13 and shown as "Parcel B" on attached Exhibit A; and

WHEREAS, Parcel B is currently subject to a redevelopment agreement between the CRA and Boos States Development, LLC ("Boos") for the development of a Family Dollar Store; and

WHEREAS, Parcel B will not be available for redevelopment by the Redeveloper unless Boos agrees to release its rights in the parcel and Boos has indicated a willingness to release its rights upon the reimbursement by the Redeveloper of its costs to date in seeking to develop Parcel B pursuant to a written termination agreement if necessary; and

WHEREAS, the CRA is the title owner of the Subject Property having previously obtained title to the property from the City of Camden; and

02-11-15D (cont'd)

WHEREAS, the Redeveloper has agreed to enter into a Cost Agreement with the CRA for Parcel A and also for Parcel B if it becomes available, 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

WHEREAS, the proposed redevelopment agreement for the project will include a purchase price of Five Hundred and Fifteen Thousand Dollars (\$515,000.00) which is the combined appraised value of Parcel A and Parcel B and a development fee to be paid by the Redeveloper of Twenty Five Thousand Dollars (\$25,000.00).

WHEREAS, the CRA deems the proposed use of Parcel A and Parcel B to be an appropriate use of the property and that it is in the best interests of the CRA and the City to facilitate the proposed redevelopment of such property as a renaissance school.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency, that Mastery Charter Schools Foundation is hereby designated as Redeveloper of Parcel A and also of Parcel B, if it becomes available, for purposes of entering into an acceptable Cost Agreement and acceptable Redevelopment Agreement, which designation shall expire on April 30, 2015 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 for Parcel A and also for Parcel B, if it becomes available, 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 the Executive Director is hereby authorized and directed to negotiate and enter into a redevelopment agreement with the Redeveloper for Parcel A and also for Parcel B, if it becomes available that contains the terms and conditions set forth in this Resolution and such additional terms and conditions that the Executive Director, in the exercise of her judgment, deems necessary and in the best interests of the CRA and the City and to perform the obligations of the CRA under such agreement including the sale of property to the Redeveloper pursuant to the terms of such agreement; and

BE IT FURTHER RESOLVED, that the Executive Director is hereby authorized and directed to negotiate and enter into a written termination agreement that terminates the redevelopment rights of Boos in Parcel B subject to the consent of Boos to such termination agreement; and

02-11-15D (cont'd)

BE IT FURTHER RESOLVED, that in the event that Boos does not consent to the termination of its redevelopment rights in Parcel B, this resolution shall be effective as to Parcel A only and the CRA shall proceed under its current redevelopment agreement with Boos as to Parcel B.; 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: *W*

SECONDED BY: *JV*

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	<input checked="" type="checkbox"/>		
Vance Bowman			
Kenwood Hagamin, Jr	<input checked="" type="checkbox"/>		
Jose Vazquez	<input checked="" type="checkbox"/>		
Mirta L. Nieves	<input checked="" type="checkbox"/>		
Jose J. Ramos			
Maria Sharma	<input checked="" type="checkbox"/>		

Marilyn Torres
Marilyn Torres
Chairperson

ATTEST:

Sandra Ross Johnson
Saundra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.

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