

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Brownfields/Economic Development

Resolution No.: 03-11-20C

Resolution Title:

Resolution Authorizing a Professional Services Agreement with Greenbaum Rowe Smith & Davis, LLP in Connection with the Sale of Block 139.02, Lot 1.02 of the City of Camden Tax Map in the Downtown Redevelopment Area

Project Summary:

- The Delaware River Port Authority (DRPA) seeks to acquire a small parcel of land at the corner of Federal Street and Delaware Avenue, Camden, designated as Block 139.02, Lot 1.02, which is currently owned by the CRA.
- Lot 1.02 is approximately 0.05 acres or 1962.05 square feet. CRA was under the belief that Lot 1.02 was owned by DRPA based on Camden City tax records. The title company for DRPA, however holds the opinion that the CRA is the owner of the property.
- The DRPA is the owner of Lot 1.01 and seeks to acquire fee simple title to Lot 1.02 in order to consolidate the lots and enable the DRPA to install a solar power system on the consolidated lots to provide power for its headquarters at One Port Center, which is located directly across the street from Lot 1.02 on Delaware Avenue.
- The Property would be sold to DRPA for the fair market value as established by an appraiser mutually agreeable to DRPA and CRA and to be engaged by DRPA. Legal counsel is needed in order to represent the CRA in the sale of the Property as General Counsel is not able to undertake the work due to a conflict.

Purpose of Resolution:

To authorize a professional services agreement and engage outside counsel

Award Process: a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4 and or 20.5 as a professional services contract pursuant to N.J.S.A. 40A:11-5 (1) (a) as appropriate.

Cost Not To Exceed:

\$300.00 on an hourly basis, not to exceed \$22,000.00

Total Project Cost:

TBD

03-11-20C

Resolution Authorizing a Professional Services Agreement with Greenbaum Rowe Smith & Davis, LLP in Connection with the Sale of Block 139.02, Lot 1.02 of the City of Camden Tax Map in the Downtown Redevelopment Area

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 Downtown Redevelopment Plan (“Redevelopment Plan “); and

WHEREAS, pursuant to the Local Redevelopment and Housing Law (“LRHL”), the Redevelopment Plan designated the CRA to implement the Redevelopment Plan and thereby authorized the CRA to enter into agreements with redevelopers to undertake redevelopment projects forming a part of or in furtherance of the Redevelopment Plan; and

WHEREAS, the CRA is the owner of Block 139.02, Lot 1.02 of the City of Camden Tax Map (the “Property”); and

WHEREAS, the Delaware River Port Authority (the “DRPA”) is the owner of Block 139.02, Lot 1.01 which is adjacent to the Property; and

WHEREAS, the DRPA proposes to acquire the Property and consolidate both Lots 1.01 and 1.02 in order to install a solar power system on the combined lots to provide power for its headquarters at One Port Center; and

WHEREAS, the Property would be sold to DRPA for the fair market value as established by an appraiser mutually agreeable to DRPA and CRA and to be engaged by DRPA; and

WHEREAS, legal counsel is need in order to represent the CRA in the sale of the Property as General Counsel is not able to undertake the work due to a conflict.; and

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WHEREAS, Greenbaum Rowe Smith & Davis, LLP (Greenbaum Rowe) has previously represented the CRA in the negotiation of redevelopment and other agreements;

WHEREAS, it is deemed necessary and in the best interest of the CRA to engage the services of Greenbaum Rowe as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4 and or 20.5 as a professional services contract pursuant to N.J.S.A. 40A:11-5 (1) (a) as appropriate.

NOW THEREFORE BE IT RESOLVED, by the governing body of the City of Camden Redevelopment Agency, that the Interim Executive Director, a duly authorized representative of the Agency, is hereby authorized and directed to enter into a professional services agreement with Greenbaum Rowe Smith & Davis, LLP in connection with the negotiation of agreements and the sale of Block 139.02, Lot 1.02 to the Delaware River Port Authority in an amount not to exceed \$ 300.00 on an hourly basis, and not to exceed \$22,000.00 for a term of one year; and

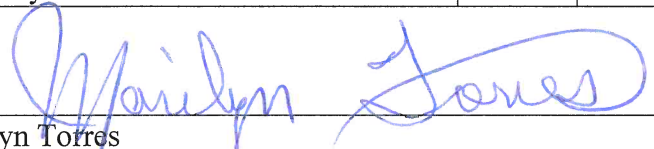
BE IT FURTHER RESOLVED that the Interim Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

3-11-20C (cont'd)

ON MOTION OF: Ian K. Leonard

SECONDED BY: Maria Sharma

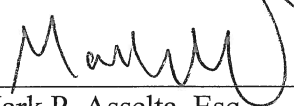
COMMISSIONER	AYES	NAYS	ABSTENTIONS
Vance C. Bowman			
Sheila Davis	✓		
Gilbert Harden, Sr.	✓		
Ian K. Leonard	✓		
Jose Javier Ramos			
Maria Sharma	✓		
Marilyn Torres	✓		



Marilyn Torres
Chairperson

ATTEST: _____
Olivette Simpson
Interim Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.
Board Counsel