

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development/ Brownfields

Resolution No.: 08-14-24D

Resolution Title:

Resolution Authorizing a Third Amendment to A Professional Services Agreement with Greenbaum, Rowe, Smith & Davis LLP to Provide Outside Legal Counsel Services in Connection with Agreements for the Cramer Hill Waterfront Park (formerly known as the Harrison Avenue Landfill) Designated as Block 809, Lots 7 and 13 on the Camden City Tax Map

Project Summary:

- CRA is the title owner of the Cramer Hill Waterfront Park Site (formerly the Harrison Avenue Landfill) which is located at the northwest corner of Harrison Avenue and East State Street and is designated on the City Tax Map as Block 809, Lots 7 & 13 (the “Park Site”).
- On February 7, 2018 the CRA and the New Jersey Department of Environmental Protection’s (“DEP”) Office of Natural Resource Restoration (“ONRR”) entered into a Memorandum of Understanding (MOU) regarding the environmental remediation and redevelopment of the Harrison Avenue Landfill as the Cramer Hill Waterfront Park.
- CRA by Resolution 08-11-21A, as amended by Resolution 07-12-22B, and Resolution 08-09-23E, entered into a professional services agreement with Greenbaum, Rowe, Smith & Davis LLP for legal counsel services in connection with a complex multi-party agreement for the opening, operations and maintenance, and future transfer of the Park Site which was entered into on October 21, 2021 by the CRA, the City of Camden and the County of Camden (the “Park Operations Agreement”).
- The County of Camden Parks Department currently operates and maintains the Park Site, pursuant to the Park Operations Agreement. CRA will transfer the Park Site to the City after the remaining ground water remediation is completed.
- CRA is required under the MOU and the Park Operations Agreement to record a conservation easement to restrict disturbance or development within certain designated areas of the Park, which will be negotiated with DEP.
- This resolution is to authorize a third amendment to a professional services agreement with Greenbaum, Rowe for legal services necessary to complete the negotiations of the conservation easement with DEP as well as the County of Camden as the current Park Operator, and the City of Camden as the future Park Operator (after the CRA transfers title to the City) by extending the term for one additional year.
- Unexpended funds in the amount of \$24,600.90 remain in the original contract, which will cover the remaining scope of work.

Resolution No.: 08-14-24D cont'd

Purpose of Resolution:

To authorize an amendment to a professional services agreement for legal counsel services

Award Process:

A previous solicitation was issued by way of a Request for Proposals, pursuant to the provisions of N.J.S.A. 19:44A-20.4 et seq.

Cost Not to Exceed:

\$58,900.00 (original contract)

Total Project Cost:

N/A

Source of Funds:

Available Brownfield Grants

08-14-24D

Resolution Authorizing a Third Amendment to A Professional Services Agreement with Greenbaum, Rowe, Smith & Davis LLP to Provide Outside Legal Counsel Services in Connection with Agreements for the Cramer Hill Waterfront Park (formerly known as the Harrison Avenue Landfill) Designated as Block 809, Lots 7 and 13 on the Camden City Tax Map

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

WHEREAS, the Cramer Hill Waterfront Park Site is owned by the CRA and located at the northwest corner of Harrison Avenue and East State Street and is designated on the City Tax Map as Block 809, Lots 7 and 13 (the “Park Site”); and

WHEREAS, on February 7, 2018, the CRA and the New Jersey Department of Environmental Protection’s (“DEP”) Office of Natural Resource Restoration (ONRR) entered into a Memorandum of Understanding (MOU) regarding the environmental remediation and redevelopment of the Harrison Avenue Landfill as the Cramer Hill Waterfront Park, and

WHEREAS, the Cramer Hill Waterfront Park is operated and maintained by the County of Camden, pursuant to a Park Operations Agreement dated October 21, 2021 among the CRA, the County, and the City of Camden; and

WHEREAS, CRA is required to negotiate with DEP and subsequently record a conservation easement to restrict disturbance and/or development within designated areas of the Park Site, pursuant to the terms of the MOU and the Park Operations Agreement, and contemplated transfer of the Park Site to the City of Camden; and

WHEREAS, CRA by Resolution 08-11-21A entered into a professional services agreement dated September 28, 2021 with Greenbaum, Rowe, Smith & Davis LLP and thereafter amended the Agreement by Resolution 07-13-22B and Resolution 08-09-23E; and

WHEREAS, a third amendment to the Agreement with Greenbaum, Rowe is necessary to complete negotiations of the conservation easement with DEP and the County of Camden as the current Park Operator, and the City of Camden as the future Park Operator (after the CRA transfers title to the City) by extending the term for one additional year; and

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 negotiate and enter into a third amendment to a professional services agreement with Greenbaum, Rowe, Smith & Davis LLP to provide legal services in connection with the negotiation and recording of a conservation easement and transfer of the Cramer Hill Waterfront Park formerly known as the Harrison Avenue Landfill and designated as Block 809, Lots 7 and 13 on the Camden City Tax Map in an amount not to exceed the original contract amount of \$58,900.00 for a term of one year from the date the amended contract is executed by CRA; and

08-14-24D (cont'd)

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.

08-14-24D (cont'd)

ON MOTION OF: **Maria Sharma**

SECONDED BY: **Christopher Collins**

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Christopher Collins	X		
Derek Davis	X		
Gilbert Harden, Sr.	X		
Tasha Gainey-Humphrey	X		
Ian K. Leonard	X		
Jose Javier Ramos	X		
Maria Sharma	X		

Jan K. Leonard

Ian K. Leonard
Chairperson



ATTEST:

Olivette Simpson
Interim Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta

Mark P. Asselta, Esq.
Board Counsel

Cramer Hill Waterfront Park



Source: NJ Parcel Explorer