CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development/ Brownfields

Resolution No.: 10-14-26D

Resolution Title:

Resolution Authorizing a Professional Services Agreement with Marmero Law, LLC to Provide Outside Legal Counsel Services for the Acquisition of Certain Property from the Camden City School District Designated as Block 365, Lot 6 and Block 1104, Lot 53 of the City of Camden Tax Map for an Amount Not to Exceed $3,000.00

Project Summary:

- CRA seeks to acquire certain property from the Camden City School District (the "CCSD") to assemble land for redevelopment purposes. The Camden City School District is the owner of property designated as Block 365, Lot 6 and Block 1104, Lot 53 of the City of Camden Tax Map for two redevelopment projects.

- CRA by Resolution 08-13-25F authorized the purchase of the 919 Princess Avenue Site from CCSD for inclusion in the Haddon, Princess, and Walnut Street Redevelopment Project. The 919 Princess Ave. (Block 365, Lot 6) parcel further described as a vacant .225-acre, unimproved lot located in the Gateway Redevelopment area (the "919 Princess Avenue Site").

- CRA proposes to acquire the 919 Princess Avenue Site, and reconvey the property to the designated Redeveloper, Parkside Business & Community in Partnership, Inc., pursuant to the terms and conditions of a redevelopment agreement.

- CRA by Resolution 05-13-26B designated CMC Development Group, LLC ("CMC") as the designated Redeveloper of the Saunders Street Senior Affordable Housing Project. The Redeveloper proposes to purchase and redevelop a 1.55-acre site for the new construction of 82- units of senior multifamily housing. CCSD is the owner of property described as 2930 Saunders Street (Block 1104, Lot 53), which is a vacant, unimproved lot located in the Saunders & North 30th Street Redevelopment area (the "2930 Saunders Street Site").

- CMC, the Redeveloper, has requested the CRA acquire the 2930 Saunders Street Site from CCSD and reconvey the property to the Redeveloper, pursuant to the terms and conditions of a redevelopment agreement.

- CRA requires outside legal counsel services for acquisition of the two parcels from CCSD. CRA's outside general counsel has a conflict.

Purpose of the Resolution:
To authorize a professional services agreement

Resolution No.: 10-14-26D (cont'd) **Award Process:** Fair and open process. A request for pricing was issued to the CRA's Prequalified List of Attorneys
Resolution No.: **Cost Not to Exceed:** $ 3,000.00
Total Project Cost: N/A
Source of Funds: Redeveloper Funds

10-14-26D

Resolution Authorizing a Professional Services Agreement with Marmero Law, LLC to Provide Outside Legal Counsel Services for the Acquisition of Certain Property from the Camden City School District Designated as Block 365, Lot 6 and Block 1104, Lot 53 of the City of Camden Tax Map for an Amount Not to Exceed $3,000.00

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

WHEREAS, CRA seeks to acquire certain property from the Camden City School District (the "CCSD") to assemble land for redevelopment purposes and the Camden City School District is the owner of property described as 919 Princess Ave. (Block 365, Lot 6) and 2930 Saunders Street (Block 1104, Lot 53); and

WHEREAS, CRA by Resolution 08-13-25F authorized CRA to acquire the 919 Princess Avenue Site designated as Block 365, Lot 6 of the City of Camden Tax Map from the Camden City School District for redevelopment purposes; and

WHEREAS, CRA by Resolution 05-13-26B designated CMC Development Group, LLC ("CMC") as Redeveloper of the Saunders Street Senior Affordable Housing Project and the Redeveloper has requested CRA acquire 2930 Saunders Street designated Block 1104, Lot 53 of the City of Camden Tax Map; and

WHEREAS, CRA requires legal counsel services to assist in negotiating the terms and conditions of an agreement of sale to acquire the above-mentioned parcels of land from CCSD; and

WHEREAS, Marmero Law, LLC responded to the CRA's solicitation for legal services with a price proposal not to exceed $ 3,000.00.

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 professional services agreement with Marmero Law, LLC to provide legal services in connection with the acquisition of land from the City of Camden School District designated as Block 365, Lot 6 and Block 1104, Lot 53 of the City of Camden Tax Map for an amount not to exceed $3,000.00; and .

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

10-14-26D (cont'd)

ON MOTION OF: **Maria Sharma**

SECONDED BY: **Gilbert Harden, Sr.**

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Natalie Caldwell	X		
Christopher Collins	X		
Gilbert Harden, Sr.	X		
Tasha Humphrey	X		
Ian K. Leonard	X		
Jose Javier Ramos			X
Maria Sharma	X		

Ian K. Leonard

Ian K. Leonard
Chairperson

ATTEST:

Olivette Simpson
Executive Director

The above has been reviewed and approved as to form.

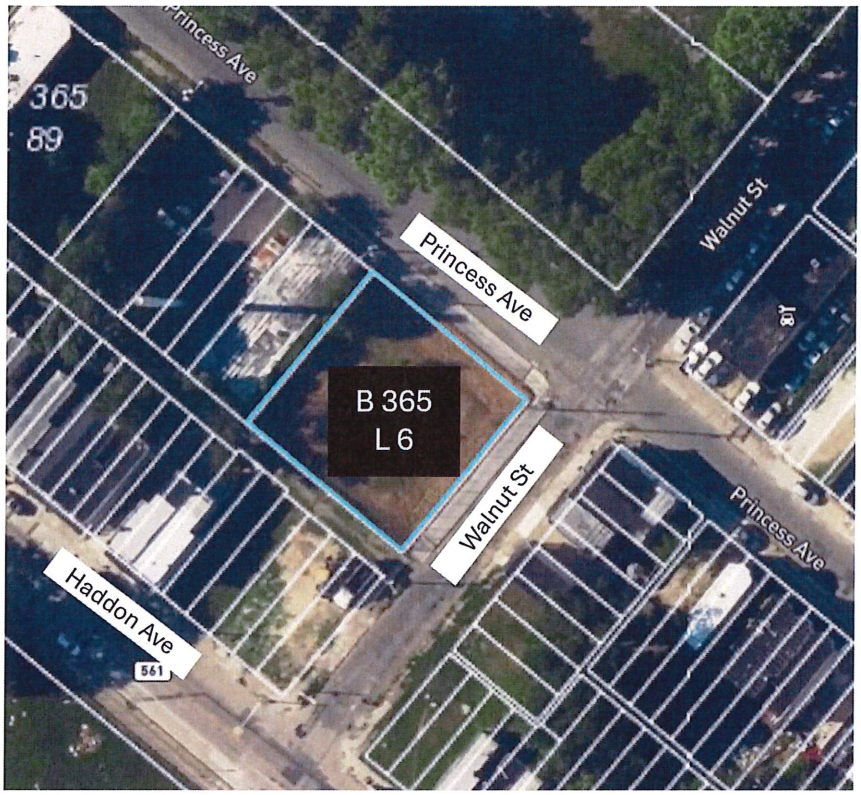
Mark P. Asselta

Mark P. Asselta, Esq.
Board Counsel

10-14-26D (cont'd)

Exhibit A

Block 365, Lot 6



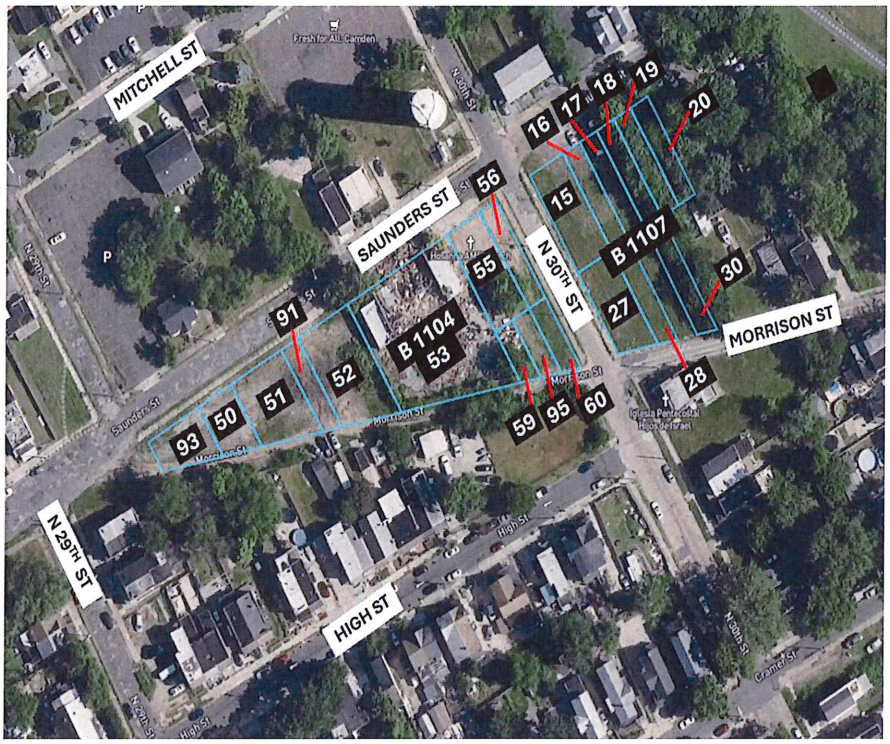
Source: NJ Parcel Explorer

10-14-26D (cont'd)

Exhibit A (cont'd)

Aerial Photo

Saunders Street Project Block 1104, Lot 53



Source: NJ Parcel Explorer