

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development

Resolution No.: 04-04-12A

Resolution Title:

Resolution Authorizing the Camden Redevelopment Agency to Enter into a Lease with Camden Area Health Education Centers, Inc. for a Portion of the Property at Broadway and Martin Luther King Boulevard (Block N)

Project Summary:

- Since 2005, the CRA has leased the parcel on Broadway between the PATCO West Headhouse and the Riverline tracks to AHEC for a seasonal Farmers Market (Part of Block 175 Lot 12)
- The Market has been well received by the community; creating retail and pedestrian activity in Downtown and providing access to fresh food
- The Market is held Fridays from June 1 through October 31
- The CRA will also provide limited parking space on the north side of the Headhouse (Part of Block 174 Lot 4)
- The lease is for a nominal fee
- The term of the lease is for this season with all equipment and storage to be moved at the end of the season

Purpose of Resolution:

Authorize a Lease

Award Process:

Renewal of a previous lease

Cost Not To Exceed:

n/a

Total Project Cost:

n/a

Source of Funds: n/a

04-04-12A

Resolution Authorizing the Camden Redevelopment Agency to Enter into a Lease with Camden Area Health Education Centers, Inc. for a Portion of the Property at Broadway and Martin Luther King Boulevard (Block N)

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

WHEREAS, in order to encourage pedestrian and retail activity in the Downtown and improve resident access to fresh foods, the CRA has, since 2005, leased portions of the its properties adjacent to the PATCO Walter Rand Transportation Center West Headhouse and the Riverline Station (portions of Block 174 Lot 4 and Block 175 Lot 12) to Camden Area Health Education Centers, Inc. ("AHEC") for the operation of a Farmer's Market; and

WHEREAS, the Farmer's Market has achieved these goals and has received community and foundation support and the CRA has determined that it is in the best interest of the public to enter into an new lease for the June through October 2012 Season;

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Camden Redevelopment Agency that the Executive Director of the Agency, a duly authorized representative, is hereby authorized to enter into a lease of a portion of Lot 174 Lot 4 and 175 Lot 12, to be further described in the lease document, with Camden Area Heath Education Centers, Inc. for a term June 1 to October 31, 2012 for an nominal consideration for the sole purpose of operating a seasonal Farmer's Market and related support services.

04-04-12A (cont'd.)

ON MOTION OF:

SECONDED BY:

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Vance Bowman, Chairman			
Kenwood Hagamin, Jr.			
Bryan Morton			
Gloria Pena			
Louis Quinones			
Melinda Sanchez			
Jose Vazquez			

Gloria Pena
Vice Chair

ATTEST:

Saundra Ross Johnson
Executive Director

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development

Resolution No.: 04-04-12B

Resolution Title:

**Resolution Authorizing Change Order #2 to a Contract
Between the Camden Redevelopment Agency and Command Co., Inc.
for the Construction of Roosevelt Plaza Park Phase I**

Project Summary:

- The CRA was designated by the City as the Development Manager for the Roosevelt Plaza Project, which includes the construction of Roosevelt Plaza Park
- Specifications for the construction of Roosevelt Plaza Park Phase I were prepared by Pennoni Associates
- The CRA conducted an Invitation for Bid and Command Co. Inc. was the lowest bidder
- Bids were reviewed by Pennoni Associates
- The CRA has determined that it is in the best interest of the project to change the specifications and add an additional 16 trash receptacles to the 4 originally specified for a total of 20 trash receptacles.

Purpose of Resolution:

To authorize a change order to a construction contract.

Award Process:

The contract was awarded as a result of an IFB. This change order is within the 20% guideline.

Cost Not to Exceed:

\$16,000.00

Total Project Cost:

\$10.0Million

Command Original Contact Amount: \$357,568.00

CO#1: \$38,190.00

CO#2 \$16,000.00

Total CO's \$54,190.00 (15% of original contract)

New Contract Amount: \$411,758.00

Source of Funds:

Green Acres Grant

04-04-12B

**Resolution Authorizing Change Order #2 to a Contract
Between the Camden Redevelopment Agency and Command Co., Inc.
for the Construction of Roosevelt Plaza Park Phase I**

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

WHEREAS, the CRA by Resolution 07-11-07I authorized an Interlocal Services Agreement with the City of Camden, dated September 27, 2007, whereby the CRA was designated as the Development Manager for the Roosevelt Plaza Project, including the demolition of the Parkade Building; and

WHEREAS, in its capacity as Development Manager, the CRA, by Resolution 10-05-11D entered into a contract with Command Co., Inc. ("Command") for the Construction of Roosevelt Park Phase I for a total Contract Amount not to exceed \$357,568.00; and

WHEREAS, by Resolution 03-07-12E the CRA authorized Change Order #1 in the amount of \$38,190.00 for a new Contract Amount of \$395,758.00; and

WHEREAS, during the course of work, the CRA has determined that it is in the best interest of the project to revise the specifications to provide for 16 additional trash receptacles beyond the 4 trash receptacles originally specified for a total of 20 trash receptacles;

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Camden Redevelopment Agency that the Executive Director of the Agency, a duly authorized representative of the Camden Redevelopment Agency, is hereby authorized to enter into Change Order #2 to a contract with Command Co., Inc. for the Construction of Roosevelt Park Phase I in an amount not to exceed \$16,000.00 for a revised total Contract Amount not to exceed \$411,758.00.

04-04-12B (cont'd.)

ON MOTION OF:

SECONDED BY:

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Vance Bowman, Chairman			
Kenwood Hagamin, Jr.			
Bryan Morton			
Gloria Pena			
Louis Quinones			
Melinda Sanchez			
Jose Vazquez			

Gloria Pena
Vice Chair

ATTEST:

Sandra Ross Johnson
Executive Director

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development

Resolution No.: 04-04-12C

Resolution Title:

Resolution Authorizing the Camden Redevelopment Agency to Enter into a Professional Services Agreement with Dresdner Robin to Perform Supplemental Remedial Investigation of the Camden Waterfront-East Gate Village Site

Project Summary:

- The East Village Site is located on the Camden Waterfront, south of Campbell's Field, north of Market Street and between the Delaware River and Delaware Avenue.
- Currently the parcels are used as surface parking for Rutgers University and for the Adventure Aquarium. The Waterfront Master Plan calls for these parcels to be developed as market-rate townhouses.
- The New Jersey Department of Environmental Protection (DEP) previously awarded the CRA grants in the amount of \$217,074.00 and \$98,995.00 for remedial investigations.
- During the course of those investigations, the DEP determined that further sampling and delineation was needed. The CRA applied for and received additional funds to undertake the supplemental work.

Purpose of Resolution:

To authorize a professional services agreement.

Award Process:

Original agreement was solicited by RFP.

Cost Not To Exceed:

\$94,345.00

Total Project Cost:

n/a

Source of Funds:

Hazardous Discharge Site Remediation Fund

04-04-12C

Resolution Authorizing the Camden Redevelopment Agency to Enter into a Professional Services Agreement with Dresdner Robin to Perform Supplemental Remedial Investigation of the Camden Waterfront-East Gate Village Site

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 has applied for and has been granted a Hazardous Discharge Site Remediation Fund ("HDSRF") Grant to undertake a remedial investigation of the Camden Waterfront – East Gate Village Site located south of Campbell's Field, north of Market Street, between the Delaware River and Delaware Avenue on the Waterfront and designated as Block 81.06, Lots 3.01 and 3.02 and Block 80, Lot 5 (the "Site"); and

WHEREAS, in order to procure professional services to undertake the grant activities, the CRA posted a Request for Proposals on its web site 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 this process did determine that Dresdner Robin was the best firm to provide the professional services and authorized by Resolution 07-02-08A and Resolution 08-05-09A a professional services agreements with Dresdner Robin; and

WHEREAS, during the latest remedial investigation, the New Jersey Department of Environmental Protection ("DEP") required additional investigation in order to finalize the remedial investigation; and

WHEREAS, the DEP approved a supplemental HDSRF grant to the CRA to undertake the additional investigations; and

WHEREAS, Dresdner Robin has provided a proposal for the additional investigations which is consistent with the DEP guidelines; and

WHEREAS, because the remedial investigation is not yet complete it is most efficient and appropriate to continue with the incumbent professional firm to undertake the additional investigations;

04-04-12C (cont'd.)

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the Camden Redevelopment Agency that the Executive Director of the Agency, a duly authorized representative of the Camden Redevelopment Agency, is hereby authorized to enter into a professional services agreement with Dresdner Robin to undertake supplemental remedial investigation activities at the Camden Waterfront-East Gate Village Site in an amount not to exceed \$94,345.00.

ON MOTION OF:

SECONDED BY:

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Vance Bowman, Chairman			
Kenwood Hagamin, Jr.			
Bryan Morton			
Gloria Pena			
Louis Quinones			
Melinda Sanchez			
Jose Vazquez			

Gloria Pena
Vice Chair

ATTEST:

Saundra Ross Johnson
Executive Director

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development

Resolution No.: 04-04-12D

Resolution Title:

**Resolution Authorizing the Camden Redevelopment Agency to
Accept a Grant in the Amount of \$94,345.00 from the Hazardous Discharge
Site Remediation Fund for Supplemental Remedial Investigation
of the Camden Waterfront –East Gate Village Site**

Project Summary:

- The East Gate Village Site is located on the Camden Waterfront, south of Campbell's Field, north of Market Street and between the Delaware River and Delaware Avenue.
- Currently the parcels are used as surface parking for Rutgers University and for the Adventure Aquarium. The Waterfront Master Plan calls for these parcels to be developed as market-rate townhouses.
- The New Jersey Department of Environmental Protection (DEP) previously awarded the CRA a grant in the amount of \$217,074.00 for the initial round of remedial investigations, and a supplemental grant of \$98,995.00 for additional investigations.
- During the course of latest investigations, the DEP determined that further sampling and delineation was needed. The CRA applied for and received additional funds to undertake the supplemental work.

Purpose of Resolution:

To acceptance of a grant required by the grantor.

Award Process: n/a

Cost Not To Exceed: \$94,345.00

Total Project Cost: n/a

Source of Funds: HDSRF

04-04-12D

**Resolution Authorizing the Camden Redevelopment Agency to
Accept a Grant in the Amount of \$94,345.00 from the Hazardous Discharge
Site Remediation Fund for Supplemental Remedial Investigation
of the Camden Waterfront –East Gate Village Site**

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 is in the process of conducting a Remedial Investigation of the CRA owned land on the Waterfront known as Block 81.06, Lots 3.01 and 3.02 and Block 80, Lot 5;(the “Site”); and

WHEREAS, the Site is located south of Campbell’s Field and north of Market Street between the Delaware River and Delaware Avenue and is currently used for surface parking for Rutgers University and the Adventure Aquarium; and

WHEREAS, the Waterfront Master Plan calls for the townhouses to be developed on the Site to be known as “East Gate Village”; and

WHEREAS, the CRA previously accepted, by Resolution 06-04-08E, a Hazardous Discharge Site Remediation Fund (“HDSRF”) grant in the amount of \$217,074.00 for the initial phase of the Remedial Investigation; and

WHEREAS, the CRA previously accepted, by Resolution 08-05-09B, a Supplemental HDSRF grant in the amount of \$98,995.00 for additional Remedial Investigation, as required by the New Jersey Department of Environmental Protection (DEP); and

WHEREAS, the DEP requires additional investigation in order to finalize the Remedial Investigation and has recommended a supplemental grant in the amount of \$94,345.00 to undertake these investigations.

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the Camden Redevelopment Agency that the Executive Director of the Agency, a duly authorized representative of the Camden Redevelopment Agency, is hereby authorized to accept a grant in the amount of \$94,345.00 from the Hazardous Discharge Site Remediation Fund for a Supplemental Remedial Investigation of the Camden Waterfront-East Village Site.

04-04-12D (cont'd.)

ON MOTION OF:

SECONDED BY:

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Vance Bowman, Chairman			
Kenwood Hagamin, Jr.			
Bryan Morton			
Gloria Pena			
Louis Quinones			
Melinda Sanchez			
Jose Vazquez			

Gloria Pena
Vice Chair

ATTEST:

Saundra Ross Johnson
Executive Director

RESOLUTION SUMMARY

Housing

Resolution No.: 04-04-12E

Resolution Title:

**Resolution Ratifying a Change Order to A Contract Between Camden
Redevelopment Agency and Robert T. Winzinger, Inc. for Demolition Services
in the Amount of \$25,100.00**

Project Summary:

CRA, by Resolution 02-01-12F, authorized a contract for demolition services between the CRA and Robert T. Winzinger, Inc. for the demolition of 16 structures at a cost not to exceed \$293,000.00.

This Resolution will address the following Change Orders to the original Contract.

- a) Change Order # 1 –
 - Demolish 807 Pine Street - \$13,600.00
 - Demolish 809 Pine Street - \$11,500.00
 - Stucco Walls at 805 Pine Street - \$3,000.00

- b) Change Order # 2 – Credit
 - Stucco of 809 Pine Street - \$3,000.00

Original Contract: \$293,000.00
Change Order: \$ 25,100.00
Total Contract: \$318,100.00

Award Process:

Original contract was bid. Change Orders to date are less than 20% of the original contract amount. .

Cost Not To Exceed:

\$ 318,100.00 Payable under NSP 2 Demolition Grant Activity

Total Project Cost: \$ 318,100.00

04-04-12E

**Resolution Ratifying a Change Order to a Contract
Between the Camden Redevelopment Agency and Robert T. Winzinger, Inc.
for Demolition Services in the Amount of \$25,100.00
Funded Under the American Recovery and Reinvestment Act (AARA)**

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

WHEREAS, the Department of Housing and Urban Development ("HUD"), in January 2010, awarded CRA a \$11.9 Million grant under its Neighborhood Stabilization Program 2 ("NSP 2"), which is funded through the American Recovery and Reinvestment Act; and

WHEREAS, CRA is administering the implementation of the NSP 2 Program grant so as to stabilize NSP 2 targeted neighborhoods in the City of Camden through certain redevelopment activities, including housing redevelopment and related activities, and the demolition of blighted structures; and

WHEREAS, the City of Camden Construction Code Official has declared two additional vacant, structures owned by the CRA, described in the Official Tax Map of the City of Camden, County of Camden, State of New Jersey as Block 357, Lots 50 and 51 and also known as 807 and 809 Pine Street, as Unsafe and in need of demolition; and

WHEREAS, the CRA Board of Commissioners, by Resolution 02-01-12F, authorized a contract for demolition services between the CRA and Robert T. Winzinger, Inc. for the demolition of 16 structures at a cost not to exceed \$293,000.00; and

WHEREAS, 807 and 809 Pine Street are located adjacent to structures that are included in the demolition contract between CRA and Robert T. Winzinger, Inc.; and

WHEREAS, 807 and 809 Pine Street also are located in the Cooper Plaza neighborhood designated by HUD as an NSP 2 target area, and as such, the cost to demolish these blighted structures is an eligible activity under the NSP 2 grant; and

04-04-12E (cont'd.)

WHEREAS, CRA did procure for demolition services by preparing an Invitation for Bid for a contractor to provide such services in accordance with the 'fair and open' process and procedures established under the regulations and amendments to N.J.S.A. 19:44A-20.4 et seq; and

WHEREAS, Robert T. Winzinger, Inc., as a result of this process, was the lowest responsive bidder and thereafter CRA and Robert T. Winzinger, Inc. did enter into a contract for demolition services dated February 10, 2012, and they now desire to expand the scope of demolition services under their contract to include the demolition of 807 and 809 Pine Street.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Camden Redevelopment Agency that the Executive Director of the Agency, a duly authorized representative of the Camden Redevelopment Agency, is hereby authorized to execute a change order in an amount not to exceed \$25,100.00 to a contract for demolition services between the Camden Redevelopment Agency and Robert T. Winzinger, Inc. dated February 10, 2012, modifying and increasing the demolition contract up to an amount not to exceed \$318,100.00, and further authorizing execution and delivery of any and all documents necessary to carry out the intent of the foregoing.

ON MOTION OF:

SECONDED BY:

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Vance Bowman, Chairman			
Kenwood Hagamin, Jr.			
Bryan Morton			
Gloria Pena			
Louis Quinones			
Melinda Sanchez			
Jose Vazquez			

Gloria Pena
Vice Chair

ATTEST:

Saundra Ross Johnson
Executive Director