December 19, 2012

RESOLUTION SUMMARY
Resolution No.: 12-19-12A
Resolution No.: 12-19-12A
Resolution Title:
Resolution Authorizing The City Of Camden Redevelopment Agency to Adopt the Camden Redevelopment Agency's Budget For The Fiscal Year Ending 2013
Project Summary:
New Jersey Administrative Code 5:31-2.3 Section (g) requires that the budget shall be adopted not later than the beginning of the authority's fiscal year.
The CRA's fiscal year end is December 31, 2012.
Purpose of Resolution:
To seek authorization to adopt the Camden Redevelopment Agency Fiscal Year Ending 2013 budget.
Award Process:
N/A
Cost Not To Exceed:
N/A
Source of Funds:
N/A
Total Project Cost:
N/A

12-19-12A

2013 ADOPTED BUDGET RESOLUTION

Camden Redevelopment Agency

FISCAL YEAR: FROM January 1, 2013 TO December 31, 2013

WHEREAS, the Annual Budget and Capital Budget/Program for the Camden Redevelopment Agency for the fiscal year beginning January 1, 2013, and ending, December 31, 2013 has been presented for adoption before the governing body of the Camden Redevelopment Agency at its open public meeting of December 19, 2012; and

WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget as presented for adoption reflects Total Revenues of \$2,159,250, Total Appropriations, including any Accumulated Deficit, if any, of \$2,159,250 and Total Unrestricted Net Assets utilized of \$0; and

WHEREAS, the Capital Budget as presented for adoption reflects Total Capital Appropriations of \$ 0 and Total Unrestricted Net Assets planned to be utilized of \$ 0; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of Camden Redevelopment Agency, at an open public meeting held on December 19, 2012 that the Annual Budget and Capital Budget/Program of the Camden Redevelopment Agency for the fiscal year beginning, January 1, 2013 and, ending, December 31, 2013 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

Jane ($\overline{}$			12/19/12	
(Board Secretary's Signature)				(Date)	
Governing Body	Recorded	Vote			
Member:	Aye	Nay	Abstain	Absent	
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Vance Bowman	\ .			١	
Melinda Sanchez	_ ~				
Louis Quinones	7			\searrow	
Jose Vazquez, Jr.				•	
Gloria Pena	7				
Kenwood Hagamin, Jr.	7				
Bryan Morton				7	

Part	Property	Control of the Cont	Control Cont	Company Comp	Control Cont		RA FYE 2013 Revenue Schedule				T	Γ		<u> </u>	1	Pg 1of	1		T	
March Marc	Part	Part	Property	10	March Marc	$\overline{}$														
Part	Part	Part	Part	Property	Property Communication Property Property Communication Property		1.3.12 Final Draft for Introduction					 				·				
Principle Prin	Proper	Properties Pro	Propension Pro	Property Name	Projection Project P				<u> </u>			-				·	-	_		
Projection Project Type	Project Name	Project Name	Project Name	Projection Project Type	Projection Project P		(A)	(B)	(C)	(D)	(E)	/Ex	/ B	160	740	IOI.				
Part	Part	Property	Part	Part	Properties Pro		(2)	(6)	(C)	(D)	(E)	(F)-	(7)	(K)	(M)	(0)	-		-	
	Company Comp	Company Comp	Company Comp		March Marc						Redevelopment	Option .								
	March September Company Comp	March September Company Comp	March September Company Comp			4	Project Name	Project Type	Project Description	Neighborhood	Area	Agt.	Anticipated Amt.	Month in which expected	Parcels	Assumption				
Mathematical Math	Mathematical Math	Mathematical Math	Mathematical Math	March Series Part Series Part Series	Part		and Sales/Redevelopment Agreements	,												ļ ·
March Marc	March Marc	March Marc	March Marc	March Series Part Series Part Series	Property of the content of the con				Development of a Charter School on Blocks 87		Yes, Amendment	-								
Second	No. Section Control	No. Section Control	No. Section Control	A	Part	1	n & Linden School	Institutional		Gateway North		No	\$60,000	October-13	104 CRA Owned	Assumption #2. Sale of 104 parcels in Block 87 & 89				
Color Colo	Contract	Contract	Contract	Act	Proceedings Control				Development of a Charter School on Blocks 87							·	and conditions a	e deemed rea	sonable as to the	which the terms parties, and will b
Common	Common	Common	Common	Control Cont	Company Comp	ľ	a & Linden School	Institutional	1	Gateway North	Required	No	\$10,000	October-13	104 CRA Owned	Assumption #2. Redevelopment Fee related to the Sale of 104 Parcels in Blocks 87 & 89	finalized during t	ne budget yea	r, or	
Supplementary Supplementar	Supplementary Supplementar	Supplementary Supplementar	Supplementary Supplementar		Description 1		roc Center - I and Sale		portion of the Harrison Ave. landfill for the	CIEI		No.			1 CD 1 C 1	A STATE OF THE STA		ales agreeme	nts that will close	within the budget
Commonweign	Company Comp	Company Comp	Company Comp	Proceedings Process	Process Proc	+	oc Center - Land Sale	Center			Y es	Expired	\$235,833	November-13	3 CKA Owned	Assumption #1. Sale of 24 acre portion of Harrison Ave. L.F. Payment #2 of total \$1.0mil split with the City 60/40		reements in di	scussion and for w	which amounts
Part	Comparison Com	Comparison Com	Comparison Com		Proceedings Company		ity-wide Land Sale	Land Sale			. Vec	N/A	\$50,000	December-13	Varione	Assumption #5. CR A undentifized, and unrestricted parcels to be identified and sold in auctions	have been agree			
Control Cont	Procedure Proc	Procedure Proc	Procedure Proc		Property	7					1	11/11	#30,000	2 300111001-13	7 441/145		5. land sales agr	eements in dis	cussuion in which	the terms and
	1997 1997	1997 1997	1997 1997		Production Pro		ooper Plaza Housing Project	Housing	24 Parcels	Cooper Plaza	Yes	No	\$209,459	December-13	3 24 CRA -Owned	Assumption #5. Sale price estimated on market value of structured and unstructured property in Cooper Plaza.				
	Column C	Column C	Column C				IDDA Dadayalanın ant A annua		D. J. J. J. J. J. Z.										••	
	Procession Pro	Procession Pro	Procession Pro	The proof of the Appendix Proof of the App		+	Ar A - Aedevelopment Agreement		Kedevelopment Agreement Fee	Downtown	Yes	N/A	\$400,000	July-13	N/A	Assumption #1. Terms pursuant to redevelopment agreement executed 1/10/06.				U
Part	Figure 2 Activities 1 Community 1 Activities of Engineering 1 Activity and the control of the co	Figure 2 Activities 1 Community 1 Activities of Engineering 1 Activity and the control of the co	Figure 2 Activities 1 Community 1 Activities of Engineering 1 Activity and the control of the co	Marked Process Marked Pr	Active Part Fuel Male Comment of Part Part St. Comment of Part Part Part Part St. Comment of Part Part Part Part Part Part Part Part)1/703 Broadway - Land Sale	Land Sale	Land Sale to current tenant.				\$54,700	January-13	CRA Owned	Assumption #4.			ussion, with execut	tion of agreement
Residual Conference Confere	Process Proc	Process Proc	Process Proc	State Process Proces	Comment Comm															
The Est Estimation From Control of State S	THESE References Free States 2-1 and the Policy of Comment of the Policy of Comment of Comment (Comment of Comment of Com	THESE References Free States 2-1 and the Policy of Comment of the Policy of Comment of Comment (Comment of Comment of Com	THESE References Free States 2-1 and the Policy of Comment of the Policy of Comment of Comment (Comment of Comment of Com	Miles Mile	Extend Course Clear Plant 3 1 110 State Clear Cl		addon & Ferry - Land Sale	Commercial	Mixed use transit oriented development		Yes	No	\$70,000	November-12	2 CRA Oumed	Assumption #5. Sale of 2 lots for the Haddon Transit VIIIage: price based on appraisal	8 Evietne nede	t managemen	t agreemente	
And Charter Gener Please 2: Lead files Decision Please 2: Lead files Decision Please 3: Lead files Lead files Lead files Lead files Lead files Decision Please 3: Lead files Lead f	ACCIDENT Copy Plant 2) Land fair Braining Copy of the CDL, who is the company of the CDL, who is the company of	ACCIDENT Copy Plant 2) Land fair Braining Copy of the CDL, who is the company of the CDL, who is the company of	ACCIDENT Copy Plant 2) Land fair Braining Copy of the CDL, who is the company of the CDL, who is the company of	Declaration of the property of the Conference of the American Park Fer 1931 General Fer 1932 General Fer 1932 General Fer 1932 General Fer 1933 General	Expert Cope Cast Plans 55 Lead Bandley - Redevelopment Age of Age						1	110	\$70,000	140VCMDCI-15	2 CIGI OWING	Pedaliphornia, due di a nocial de modelli maner image, price acces di approndi	lo, Existing projet	. managemen	it agreements	
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AND Exercised Cooper Control Figure 2 Leaf Section 56 Fooding and Administration of Cooper Section 57 Age 120	And Description Plane Feeding Secure Annual Cooper Plane Secure Annual Plane Sec	And Description Plane Feeding Secure Annual Cooper Plane Secure Annual Plane Sec	And Description Plane Feeding Secure Annual Cooper Plane Secure Annual Plane Sec	Michael Control (Great Action Principle) - Entering State Transport Control Principle Transp	The Channel Control Count Plant of F. Lock Side Burnel County Burnel Count	1			Barrier and of 10 annulus and profession Consider					-	10.0004		1 .			
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Project Admin. Fees Second for sequisition of property in Leaning Punds for sequisition Punds for sequisiti	Project Admin. Fee Found Sire Acquisition of Purpose in Larning Square and Channel Fill Various V	Project Admin. Fee Found Sire Acquisition of Purpose in Larning Square and Channel Fill Various V	Project Admin. Fee Found Sire Acquisition of Purpose in Larning Square and Channel Fill Various V	Project Admin. Pees Foundation of property in Learning Square and Creamer EIII Various Vest N/A 549,500 Marsh-10 Dependent upon acquisition and expenditure of funds held in house.	Excel Series Adminis Pees Funds for acquisition of property in Lienning Various Yes N/A 546,500 Marsh Disagnifiantly values Assumption #B Fee realized upon acquisition and expenditure of funds held in house. Funds for acquisition of property in Cooper Plaza Administration of property in Cooper Plaza an antificiation of State Plaza an antificiation of Plaza an antificiation of State Plaza antificiation of State Pla			Institutional	University for Academic Office space	Downtown	Yes	No				values in the downtown, purchase price will be negotiated. Developer due diligence incl. bldg. assessement and appraisals.				
Expert Flaza Acquisition F.M. Fee - ERB Housing Flux an eighborhood. Cooper Flaza Yes N/A S54,094 Again-13 Inequitated values Assumption; ## Fee realized upon acquisition and expenditure of funds hald in house. Assumption; ## Fee realized upon acquisition and expenditure of funds hald in house. Assumption; ## Fee realized upon acquisition and expenditure of funds hald in house. Assumption; ## Fee realized upon acquisition and expenditure of funds hald in house. Assumption; ## Fee realized upon acquisition and expenditure of funds hald in house. Assumption; ## Redevelopment of Brownfields site. CRA will manage \$500,000 ERB funds that will assist with the estimated \$2MM in infrastructure and expenditure of funds hald in house. NoP2. 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						-	EZ Salary/Benefit Reimbursement					ļ				Assumption #8 Reimbursement of salary & benefits of UEZ Coordiantor from City UEZ Program.			· .	
TOTALS \$2,159,250	TOTALS \$2,159,250	TOTALS \$2,159,250	TOTALS \$2,159,250	S2,159,250	0TALS \$2,159,250	_						-	\$79,600		 					
						-	OTAL			1	1		\$2,159,250							
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						T	OTAL								,					

2013 ADOPTION CERTIFICATION

Camden Redevelopment Agency

AUTHORITY BUDGET

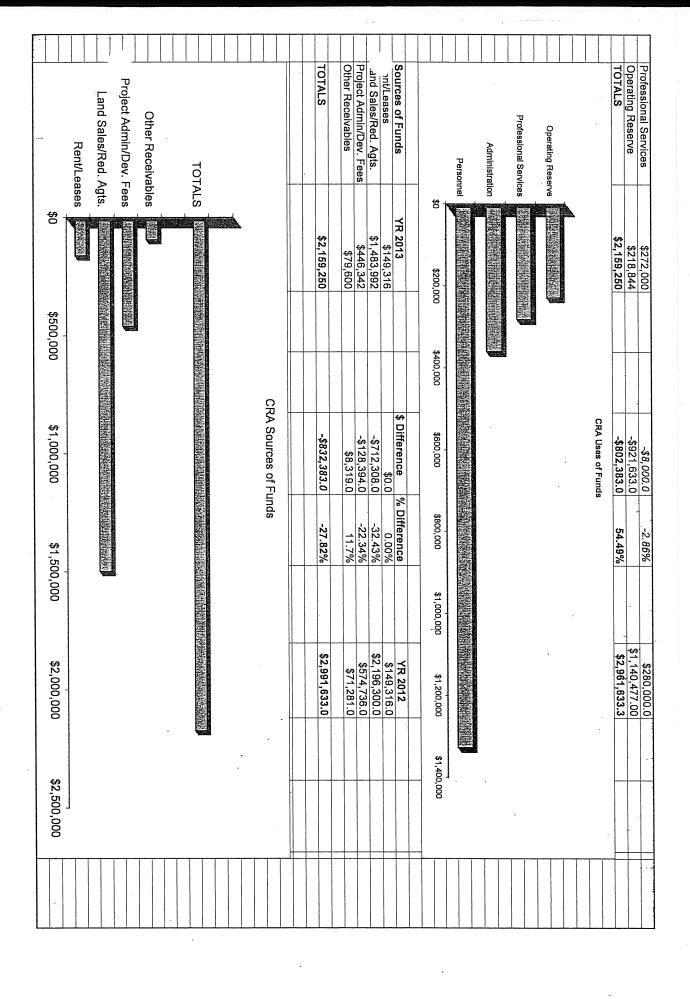
FISCAL YEAR: FROM: January 1, 2013 TO: December 31, 201

It is hereby certified that the Authority Budget and Capital Budget/Program annexed hereto is a true copy of the Budget adopted by the governing body of the Camden Redevelopment Agency, pursuant to N.J.A.C. 5:31-2.3, on the 19th day of, December 2012.

		. •	•
Secretary's Signature:	Games &		
Name:	Carla Rhodes		
Title:	CRA, Secretary to the B	Soard	•
Address:	520 Market Street, Suite	e 1300	
-	Camden, NJ 08101		·
Phone Number:	856-757-6422	Fax Number:	856-964-2262
E-mail address	carhodes@ci.camden.nj	.us	

Page 7

Personnel		ou pi	Sim		Totals	Other	Projec	Land S	Rents/	Revenue		otals	Sub Totals		Opera	Sub I					Profes			Sub Totals			T				T				Admin		TOTAL	Personnel	Expenses	Final A	
Personnel	Uses of Funds	יופוופיוי)	Surplus//Deficit)			Other Receivables	Project Admin/Dev Fees	sales/Redevelopn	Rents/Leases	nue			otals		Operating Reserve	l otal					Professional Services			otals											Administration			nnei		Final Adopted	റ
\$1,317,406		YR 2013					S	Land Sales/Redevelopment Agreements						Reserves			Board Development	Communications	Outside Legal	Planning	Financial			5. 15.7	Capital Exp.	Misc	Brownfield Coordinate	Capital Prop.Maintena	Training	Memberships./Sub.	Travel	Taxes & Fees	Insurance	Pension			\$1,061,525				Camden Redevelopment Agency Budget with Comparison of Fi
5 6																												Balling								:	\$255,881	YR 2013			lopment Agen
\$750.0	\$ Difference		\$0		\$2,159,250	\$/9,000	\$446,342	\$1,483,992	\$149,316	YR 2013		\$2,159,250	\$218,844	\$218,844		\$ 1.A. 000	000 6263	\$50,000	\$100,000	\$50,000	\$60,000	VD 2013		\$351,000	\$30,000	\$0	\$5,000	\$75,000	\$10,000	\$5,000	\$5,000	\$10,000	\$65,000	\$113,000	YR 2013		\$1,317,406				icy Budget With
-0.06%	% Difference				100.00%	3.0970			6.92%	of Revenue	Percentage	100.00%	10.14%				13.60%				2.78%			_				3.4/%				0.46%					61.01%				Compariso
				-\$832,383.0	-27.82%							-27.09%	-80.81%			-\$8,000.0	-2 86%						\$128,000.0	57.40%													-0.06% -\$750				U
\$223,000.0		YR 2011	\$0.0		\$2,991,633.0	#	\$5/4,/36.0	\$2,196,300.0	\$149,316.0	YR 2012		\$2,961,633	\$1,140,477.0	\$1,140,477.0		### day	\$280,000.0	\$50,000.0	\$100,000.0	\$50,000.0	\$60,000.0	YR 2012		\$223,000.0	\$30,000.0	\$20,000.0	\$0.0	\$75,000.0	\$70,000.0	\$5,000.0	\$5,000.0	\$10,000.0	\$65,000.0	2000		כוחני שע	\$1,054,525.0	, , ,			7107 10 0107
																																					\$263,631	YR 2012			
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CITY OF CAMDEN REDEVELOPMENT AGENCY **RESOLUTION SUMMARY**

Housing

Resolution No.: 12-19-12B

Resolution Title:

Resolution Authorizing Amendment #1 to a Professional Services Agreement between the Camden Redevelopment Agency and Ballard Spahr LLP for the Neighborhood Stabilization Program 2 (NSP2) (\$40,000.00)

Project Summary:

- 1. In January 2010, CRA was awarded an \$11.9 Million grant by HUD under the NSP 2 program, which funding is through the American Recovery and Reinvestment Act (ARRA) and the Housing and Economic Recovery Act of 2008. CRA, in its administration of the NSP 2 grant in targeted neighborhoods in the City, requires the preparation of certain agreements and construction loan and other closing documents for implementation of the NSP 2 housing project pipeline and other related activities.
- 2. By Resolution 10-06-10J and 08-03-11G, the Board of Commissioners authorized separate professional services agreements for legal services not to exceed \$50,000.00 and \$45,000.00, respectively, with the firm of Ballard Spahr. The scope of legal services for the NSP 2 program, included preparing model documents for various transactions; i.e., redeveloper agreements, construction loan and closing documents (loan agreements, mortgages, notes, disbursement, and/or subordination agreements), and homebuyer subsidy/recapture lien documents. The tasks under these professional services contracts have been completed.
- 3. Resolution 12-07-11F authorized an additional professional services agreement with Ballard Saphr in an amount not to exceed \$65,000, which expanded the scope of legal services to include the closing of title and completing loan transactions in connection with NSP2 housing development projects. The expanded services included the preparation of preconstruction loan documents and the conduct of closings for the Tres Esquinas and Berkley Street housing projects. Also included were the preparation of redeveloper agreements and closing of title and loans on all transactions for the Camden Rehab 2 Project, the Cooper Hill Town Homes Project, the LSM Rental project, the Tres Esquinas Project, and the Berkley Street Town Homes Project.

- 4. All of the above work was completed within the term of the agreement and within the strict time constraints established by HUD to meet the 50% spend down and other requirements, but the amount due for the work exceeded the maximum contract amount by \$51,000.00.
- 5. The CRA has determined that the amount of \$40,000.00 is an appropriate amount to pay for the total amount of fees due under this contract but only if this amount is accepted by Ballard Spahr as full and final payment under the contract.
- 6. This Resolution seeks to amend Resolution 12-07-11F to increase the amount of the professional services approved by that Resolution by the additional amount of \$40,000.00 for work already completed under the professional services agreement on the condition that this amount be accepted by Ballard Spahr as full and final payment of all amounts due under the contract. If this amount is not accepted by Ballard Spahr as full and final payment under the contact no additional payment shall be made to Ballard Spahr until further resolution of the Board.

Purpose of Resolution:

To authorize Amendment #1 to a professional services agreement.

Cost Not To Exceed: \$40,000.00

Original Contract Amount: \$65,000.00

Amendment #1 Amount: \$40,000.00

Source of Funds:

Neighborhood Stabilization Program 2 grant funds

Total Project Cost: \$105,000.00

Resolution Authorizing Amendment #1 to a
Professional Services Agreement between the Camden Redevelopment Agency and
Ballard Spahr LLP for the Neighborhood Stabilization Program 2 (NSP2)
(\$40,000.00)

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

WHEREAS, CRA was awarded a \$11.9 Million grant under the Neighborhood Stabilization Program ("NSP 2") by the U.S. Department of Housing and Urban Development ("HUD"), pursuant to the American Recovery and Reinvestment Act of 2009 and the Housing and Economic Recovery Act of 2008, for the purpose of assisting in the redevelopment of abandoned, vacant and/or foreclosed upon properties, leading to stabilization of affected neighborhoods; and

WHEREAS, CRA, in its administration of the NSP 2 Program within targeted City of Camden neighborhoods, must enter into agreements with Non-Profit ("NSP 2 Consortium Members") and For-Profit housing developers (together "CRA's Developer Partners"), making loans for the purpose of financing, in part, the acquisition, construction, and rehabilitation of housing development projects in accordance with HUD's NSP 2 program regulations appearing at 24 CFR Part 570; and

WHEREAS, in order to effectuate these various loan transactions, CRA required legal services to close title and construction loans and to prepare other related agreements or documents for NSP 2 housing development transactions between the CRA and CRA's Developer Partners; and

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	-		

WHEREAS, by Resolution 12-07-11F the CRA authorized a professional services agreement with Ballard Saphr in an amount not to exceed \$65,000, which included the closing of title and completing loan transactions in connection with NSP2 housing development projects. The services also included the preparation of preconstruction loan documents and the conduct of closings for the Tres Esquinas and Berkley Street housing projects. Also included were the preparation of redeveloper agreements and closing of title and loans on all transactions for the Camden Rehab 2 Project, the Cooper Hill Town Homes Project, the LSM Rental Project, the Tres Esquinas Project, and the Berkley Street Town Homes Project; and

WHEREAS, all of the above work was completed by Ballard Spahr within the term of the agreement and within the strict time constraints established by HUD to meet the 50% spend down and other requirements, but the amount due for the work exceeded the maximum contract amount by \$51,000; and

WHEREAS, CRA has determined that the amount of \$105,000.00 is an appropriate amount to pay for the total amount of fees due under this contract but only if this amount is accepted by Ballard Spahr as full and final payment under the contract

WHEREAS, CRA desires to amend the professional services agreement to authorize payment of the additional amount of \$40,000.00 for work already completed under the agreement on the condition that this amount be accepted by Ballard Spahr as full and final payment of all amounts due under the contract and if this amount is not accepted by Ballard Spahr as full and final payment under the contact no additional payment shall be made to Ballard Spahr until further resolution of the Board.

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 Amendment #1 to a professional services agreement between the Camden Redevelopment Agency and Ballard Spahr to increase the maximum amount under the contract by the additional amount of \$40,000.00 on the condition that this amount be accepted by Ballard Spahr as full and final payment of all amounts due under the contract. If this amount is not accepted by Ballard Spahr as full and final payment under the contact no additional payment shall be made to Ballard Spahr under this contract until further resolution of the Board.

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: $M \le$

SECONDED BY: LQ

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Vance Bowman			
Gloria Pena	V		
Kenwood Hagamin, Jr.	"	-	
Bryan Morton	7		
Louis Quinones	,		
Melinda Sanchez	7		
Jose Vazquez			

Marx
Vance Bowman Chairman Chairman
Chairman
ATTEST:
Saundra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta, Esq. Board Counsel

CITY OF CAMDEN REDEVELOPMENT AGENCY RESOLUTION SUMMARY

		•		
Housing				
Resolution No.:	12-19-12B			
Resolution Title:			4 441 40 0	
Dwofossional Sc	Resolution Author ervices Agreement betw	rizing Amenum veen the Camdo	tent #1 to a en Redevelopm	ent Agency and
Ballard Sp	eahr LLP for the Neigh	borhood Stabil	lization Program	m 2 (NSP2)
_	\ (\$)		

Project Summary:

- 1. In January 2010, CRA was awarded an \$11.9 Million grant by HUD under the NSP 2 program, which funding is through the American Recovery and Reinvestment Act (ARRA) and the Housing and Economic Recovery Act of 2008. CRA, in its administration of the NSP 2 grant in targeted neighborhoods in the City, requires the preparation of certain agreements and construction loan and other closing documents for implementation of the NSP 2 housing project pipeline and other related activities.
- 2. By Resolution 10-06-10J and 08-03-11G, the Board of Commissioners authorized separate professional services agreements for legal services not to exceed \$50,000.00 and \$45,000.00, respectively, with the firm of Ballard Spahr. The scope of legal services for the NSP 2 program, included preparing model documents for various transactions; i.e., redeveloper agreements, construction loan and closing documents (loan agreements, mortgages, notes, disbursement, and/or subordination agreements), and homebuyer subsidy/recapture lien documents. The tasks under these professional services contracts have been completed.
- 3. Resolution 12-07-11F authorized an additional professional services agreement with Ballard Saphr in an amount not to exceed \$65,000, which expanded the scope of legal services to include the closing of title and completing loan transactions in connection with NSP2 housing development projects. The expanded services included the preparation of preconstruction loan documents and the conduct of closings for the Tres Esquinas and Berkley Street housing projects. Also included were the preparation of redeveloper agreements and closing of title and loans on all transactions for the Camden Rehab 2 Project, the Cooper Hill Town Homes Project, the LSM Rental project, the Tres Esquinas Project, and the Berkley Street Town Homes Project.

12-19-12	2B (cont'd)
t	All of the above work was completed within the term of the agreement and within the strict time constraints established by HUD to meet the 50% spend down and other requirements, but the amount due for the work exceeded the maximum contract amount by \$51,000.00.
1	The CRA has determined that the amount of _\$is an appropriate amount to pay for the total amount of fees due under this contract but only if this amount is accepted by Ballard Spahr as full and final payment under the contract.
	This Resolution seeks to amend Resolution 12-07-11F to increase the amount of the professional services approved by that Resolution by the additional amount of for work already completed under the professional services agreement on the condition that this amount be accepted by Ballard Spahr as full and final payment of all amounts due under the contract. If this amount is not accepted by Ballard Spahr as full and final payment under the contact no additional payment shall be made to Ballard Spahr until further resolution of the Board.
Purpose	e of Resolution:
_	To authorize Amendment #1 to a professional services agreement.
Cost N	ot To Exceed: \$
Origina	al Contract Amount: \$65,000.00
Amend	dment #1 Amount: \$
Source	e of Funds:
Neight	borhood Stabilization Program 2 grant funds
Total I	Project Cost: \$

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Resolution Authorizing Amendment #1 to a
Professional Services Agreement between the Camden Redevelopment Agency and
Ballard Spahr LLP for the Neighborhood Stabilization Program 2 (NSP2)
(\$

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

WHEREAS, CRA was awarded a \$11.9 Million grant under the Neighborhood Stabilization Program ("NSP 2") by the U.S. Department of Housing and Urban Development ("HUD"), pursuant to the American Recovery and Reinvestment Act of 2009 and the Housing and Economic Recovery Act of 2008, for the purpose of assisting in the redevelopment of abandoned, vacant and/or foreclosed upon properties, leading to stabilization of affected neighborhoods; and

WHEREAS, CRA, in its administration of the NSP 2 Program within targeted City of Camden neighborhoods, must enter into agreements with Non-Profit ("NSP 2 Consortium Members") and For-Profit housing developers (together "CRA's Developer Partners"), making loans for the purpose of financing, in part, the acquisition, construction, and rehabilitation of housing development projects in accordance with HUD's NSP 2 program regulations appearing at 24 CFR Part 570; and

WHEREAS, in order to effectuate these various loan transactions, CRA required legal services to close title and construction loans and to prepare other related agreements or documents for NSP 2 housing development transactions between the CRA and CRA's Developer Partners; and

WHEREAS, by Resolution 12-07-11F the CRA authorized a professional services agreement with Ballard Saphr in an amount not to exceed \$65,000, which included the closing of title and completing loan transactions in connection with NSP2 housing development projects. The services also included the preparation of preconstruction loan documents and the conduct of closings for the Tres Esquinas and Berkley Street housing projects. Also included were the preparation of redeveloper agreements and closing of title and loans on all transactions for the Camden Rehab 2 Project, the Cooper Hill Town Homes Project, the LSM Rental Project, the Tres Esquinas Project, and the Berkley Street Town Homes Project; and

WHEREAS, all of the above work was completed by Ballard Spahr within the term of the agreement and within the strict time constraints established by HUD to meet the 50% spend down and other requirements, but the amount due for the work exceeded the maximum contract amount by \$51,000; and

WHEREAS, CRA has determined that the amount of _\$_____is an appropriate amount to pay for the total amount of fees due under this contract but only if this amount is accepted by Ballard Spahr as full and final payment under the contract

WHEREAS, CRA desires to amend the professional services agreement to authorize payment of the additional amount of \$______for work already completed under the agreement on the condition that this amount be accepted by Ballard Spahr as full and final payment of all amounts due under the contract and if this amount is not accepted by Ballard Spahr as full and final payment under the contact no additional payment shall be made to Ballard Spahr until further resolution of the Board.

1. **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 Amendment #1 to a professional services agreement between the Camden Redevelopment Agency and Ballard Spahr to increase the maximum amount under the contract by the additional amount of \$_____

on the condition may this amount be accepted by Ballard Spain as full and final payment of all amounts due under the contract. If this amount is not accepted by Ballard Spahr as full and final payment under the contact no additional payment shall be made to Ballard Spahr under this contract until further resolution of the Board.

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