

RESOLUTION SUMMARY

Housing

Resolution No.: 02-01-12A

Resolution Title:

**Resolution Authorizing the Acquisition of Certain Property
in the Lanning Square Neighborhood
Funded Under the American Recovery and Reinvestment Act (ARRA)**

Project Summary:

In January 2010, CRA was awarded \$11.9 Million grant under HUD's Neighborhood Stabilization Program 2 (NSP 2), which is funded through the American Recovery and Reinvestment Act (ARRA). CRA may utilize ARRA NSP 2 funds to acquire vacant, blighted or foreclosed upon property in the Lanning Square neighborhood that will be maintained and land banked for future use in redevelopment projects.

1. In 2007, the City acquired title to certain property that was connected to the failed Lanning Square West development (consisting of 20 sites), which were vacant and foreclosed upon by the State's Housing Finance Agency and Sun Bank. CRA and the City entered into an Inter-local Services Agreement that provided, in part, the City would transfer title to these properties to CRA for their use in future redevelopment projects upon the City's adoption of a redevelopment plan for Lanning Square.
2. In 2010, the City adopted Ordinance MC-4581 authorizing an agreement of sale with the CRA for the purchase of the Properties for \$193,884.00.
3. Acquisition and maintenance of these 20 vacant, blighted, and foreclosed upon properties in Lanning Square is an eligible NSP 2 land bank activity. HUD also has issued an environmental review and clearance for the acquisition property in Lanning Square that will be land banked for future redevelopment and assisted by NSP 2 funds. Exhibit A property list attached.
4. CRA will obtain an independent appraisal for the properties as well as title services.
5. If the properties do not appraise for the amount that will support the use of \$193,884.00 in NSP 2 funds CRA will seek to acquire the properties for the amount of the current appraised value of the properties less 1% which is the amount required to use NSP 2 funds.

02-01-12A (cont'd.)

Purpose of Resolution:

To authorize acquisition of property in Lanning Square and utilize ARRA NSP 2 funds for the acquisition and maintenance of land banked property

Award Process:

N/A

Cost Not To Exceed:

the lesser of \$193,884.00 or 1% below the Fair Market Value as determined by an independent appraisal whichever is less

Total Project Cost:

02-01-12A

**Resolution Authorizing the Acquisition of Certain Property
in the Lanning Square Neighborhood
Funded Under the American Recovery and Reinvestment Act (ARRA)**

WHEREAS, 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 (the “City Council”) adopted, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., the Lanning Square Redevelopment Plan as to certain land within the City and described therein (collectively the “Redevelopment Area”); and

WHEREAS, City Council designated the CRA as redevelopment entity pursuant to the Redevelopment Law to implement redevelopment plans and carry out redevelopment projects within the Redevelopment Area; and

WHEREAS, the City of Camden is the owner of certain property within the Redevelopment Area as designated on the Official Tax Assessment Map of the City of Camden, County of Camden, and State of New Jersey that is described in Exhibit A attached hereto (collectively the Project Site ”); 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, in its administration of the NSP 2 Program grant, desires to acquire, maintain, and land bank the Project Site by utilizing NSP 2 funds in accordance with HUD regulations for land banked property assisted with NSP 2 funds; and

WHEREAS, City Council adopted Resolution MC-07:539 and the City and CRA entered into an Interlocal Services Agreement in 2007, which provided, in part, that after title to the Project Site vested in the City, and upon the adoption of a redevelopment plan for the Lanning Square neighborhood, the City would transfer title to the Project Site to CRA, and in turn, CRA would use the property in future redevelopment projects; and

WHEREAS, City Council also adopted Ordinance MC-458 in 2010 to authorize an agreement of sale with the CRA and set forth \$193,884.00 as the purchase price for the Project Site; and

WHEREAS, CRA desires to acquire the Project Site for future redevelopment purposes and will secure an independent appraisal for each of the twenty parcels within the Project Site.

WHEREAS, If the Project Site does not appraise for the amount that will support the use of \$193,884.00 in NSP 2 funds CRA will seek to acquire the Project Site for the amount of the current appraised value of the Project Site less 1% which is the amount required to use NSP 2 funds for the Project Site;

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 an Agreement of Sale with the City of Camden for the purchase of the Project Site described in Exhibit A for \$193,884.00 or 1% below the Fair Market Value as determined by an independent appraisal whichever is less; and to acquire, maintain, and land bank the Project Site utilizing NSP 2 grant funds; and **further authorizing execution** and delivery of any and all documents and the taking of any further actions necessary to carry out the intent of the foregoing.

ON MOTION OF:

SECONDED BY:

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

Chairperson

ATTEST:

Saundra Ross Johnson
Executive Director

02-01-12A (cont'd.)

Exhibit – A
Lanning Square NSP2 Acquisition List

	Block	Lot	Address
1	185	2	418 Washington
2	185	7	428 Washington
3	185	8	430 Washington
4	185	9	432 Washington
5	185	11	435 West
6	185	12	437 West
7	185	15	443 West
8	185	16	445 West
9	185	17	447 West
10	185	19	451 West
11	185	20	453 West
12	185	21	455 West
13	185	22	427 Berkley
14	185	23	425 Berkley
15	185	24	423 Berkley
16	185	25	421 Berkley
17	185	26	419 Berkley
18	185	27	417 Berkley
19	185	28	415 Berkley
20	185	29	413 Berkley

RESOLUTION SUMMARY

Resolution No.: **02-01-12B**

Resolution Title:

**Resolution Ratifying a Professional Service Agreement with Title America
for the Provision of Title Search Services in Lanning Square**

Project Summary:

The CRA desires to purchase twenty (20) properties from the City of Camden in the Lanning Square Neighborhood, as more particularly described in "Exhibit A" in the furtherance of NSP2 activities.

Purpose of Resolution: To seek authorization for ratification of a service agreement with Title America for the performance of a title search services.

Award Process; Title America is on the CRA short list of approved title search providers. The firm responded to a CRA issued request for pricing.

Cost Not To Exceed: \$9,000

Funding Source: NSP2

Total Project Cost:

02-01-12B

**Resolution Ratifying a Professional Service Agreement with Title America
for the Provision of Title Search Services in Lanning Square**

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

WHEREAS, the CRA desires to purchase twenty (20) properties from the City of Camden in the Lanning Square Neighborhood, as more particularly described in "Exhibit A";
and

WHEREAS, the purchase of these properties are in furtherance of the NSP2 activities;
and

WHEREAS, title search services are required to verify ownership and any encumbrances of the parcel; and

WHEREAS, in the interest of time, the CRA engaged the firm of Title America to perform the title search services for a cost not to exceed \$9,000; and

02-01-12B (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 ratify a contract with the firm of Title America to provide appraisal services for the properties identified in "Exhibit A," for a cost not to exceed \$9,000.

ON MOTION OF:

SECONDED BY:

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

Chairperson

ATTEST:

Saundra Ross Johnson
Executive Director

RESOLUTION SUMMARY

Resolution No.: **02-01-12C**

Resolution Title:

**Resolution Ratifying a Professional Service Agreement
with J. McHale & Associates for the Provision of Appraisal Services
in Lanning Square**

Project Summary:

The CRA desires to purchase twenty (20) properties from the City of Camden in the Lanning Square Neighborhood, as more particularly described in "Exhibit A" in the furtherance of NSP2 activities.

Purpose of Resolution:

To seek authorization for ratification of a service agreement with J. McHale and Associates for the performance of an appraisal.

Award Process:

J.McHale is on the CRA short-list of approved appraisers. The firm responded to a CRA issued request for pricing.

Cost Not To Exceed:

\$7,000

Funding Source:

NSP2

Total Project Cost:

02-01-12C

**Resolution Ratifying a Professional Service Agreement
with J. McHale & Associates for the Provision of Appraisal Services
in Lanning Square**

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

WHEREAS, the CRA desires to purchase twenty (20) properties from the City of Camden in the Lanning Square Neighborhood, as more particularly described in "Exhibit A";
and

WHEREAS, the purchase of these properties are in furtherance of the NSP2 activities;
and

WHEREAS, appraisals are required to determine the fair market value of the parcels; and

WHEREAS, in the interest of time, the CRA engaged the firm of J. McHale & Associates to perform the appraisals for a cost not to exceed \$7,000; and

02-01-12C (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 ratify a contract with the firm of J. McHale & Associates to provide appraisal services for the properties identified in "Exhibit A," for a cost not to exceed \$7,000.

ON MOTION OF:

SECONDED BY:

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

Chairperson

ATTEST: _____
Saundra Ross Johnson
Executive Director

02-01-12C (cont'd.)

EXHIBIT A
Lanning Square NSP2 Acquisition List

	Block	Lot	Address
1	185	2	418 Washington
2	185	7	428 Washington
3	185	8	430 Washington
4	185	9	432 Washington
5	185	11	435 West
6	185	12	437 West
7	185	15	443 West
8	185	16	445 West
9	185	17	447 West
10	185	19	451 West
11	185	20	453 West
12	185	21	455 West
13	185	22	427 Berkley
14	185	23	425 Berkley
15	185	24	423 Berkley
16	185	25	421 Berkley
17	185	26	419 Berkley
18	185	27	417 Berkley
19	185	28	415 Berkley
20	185	29	413 Berkley

RESOLUTION SUMMARY

Housing

Resolution No.: 02-01-12D

Resolution Title:

**Resolution Authorizing an Amendment to Extend the Term of a
Shared Services Agreement with the City of Camden
for the Provision of Planning and Related Services in Connection with
the North Camden Waterfront Study and Redevelopment Plan**

Project Summary:

CRA and the City of Camden, Department of Planning and Development, identified the North Camden Waterfront as an area in need of a redevelopment study and plan.

CRA and the City executed a shared services agreement in 2010 to enable the CRA to proceed with the procurement of a planning firm for this purpose and underwrite the costs of these planning services through an ERB planning grant.

In 2004, and as amended periodically, ERB executed a Grant Agreement with the CRA for \$723,945 from the ERB's Neighborhood and Redevelopment Planning fund for completion of various redevelopment plans for the City of Camden. To date, there is \$396,876 remaining in the Grant.

In 2011, CRA adopted Resolution 04-06-11C, to exercise an option under the 2010 Shared Services Agreement to extend the term for one additional year to April 1, 2012.

Wallace Roberts & Todd, LLC, engaged to provide planning services for the North Camden Waterfront study area, will require additional time to perform under the Agreement, and therefore we are requesting that the Shared Services Agreement be amended allowing for the extension of the term for one additional year to April of 2013.

02-01-12D (cont'd.)
Purpose of Resolution: To authorize an amendment to a Shared Services Agreement with the City for planning services by extending the term of that Agreement by an additional year to April 1, 2013.
Award Process: CRA issued an RFP.
Cost Not To Exceed: \$80,000.00 payable under ERB Planning Grant # 1 (P15686).
Total Project Cost: \$ 80,000.00

02-01-12D

**Resolution Authorizing an Amendment to Extend the Term of a
Shared Services Agreement with the City of Camden
for the Provision of Planning and Related Services in Connection with
the North Camden Waterfront Study and Redevelopment Plan**

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

WHEREAS, CRA and the Economic Recovery Board have executed a \$723,945 Neighborhood and Redevelopment Planning Grant (“ERB Planning Grant”) to assist the City of Camden with funds to prepare neighborhood and redevelopment plans and otherwise meet, in part, the planning activity needs of the City; and

WHEREAS, CRA and the City of Camden’s Department of Planning and Development have identified the North Camden Waterfront as an area in need of a redevelopment study and plan; and

WHEREAS, the cost of planning services to undertake a redevelopment study and plan for the North Camden Waterfront study area is identified in the ERB Planning Grant as a priority and an eligible expense; and

WHEREAS, CRA and City executed a Shared Services Agreement in 2010, and thereafter, amended the Agreement to extend the term to April 1, 2012; and

WHEREAS, CRA solicited for a firm by RFP to provide planning services in accordance with the “fair and open” process and procedures set forth in N.J.S.A. 19:44A-20.4 et seq. and as a result the firm of Wallace Roberts & Todd, LLC (“WRT”) was selected and CRA and WRT executed a Service Agreement for one year effective July 12, 2011; and

02-01-12D

WHEREAS, additional time is required for WRT to fully perform under the Service Agreement, and as such, CRA and the City are required to amend the Shared Services Agreement they executed to extend the term of their Agreement for an additional year to April 1, 2013, allowing for completion of the North Camden Waterfront study and redevelopment plan process.

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 an amendment to the Shared Services Agreement between the Camden Redevelopment Agency and the City of Camden for completion of the North Camden Waterfront Study and Redevelopment Plan and to extend the term of that Agreement for one additional year to April 1, 2013 and further authorizing execution and delivery of any and all documents necessary to carry out the intent of the foregoing.

ON MOTION OF:

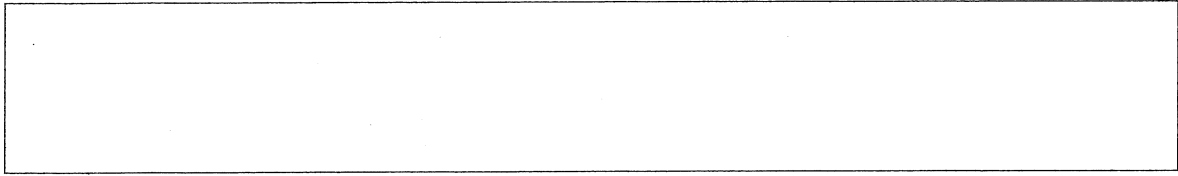
SECONDED BY:

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

Chairperson

ATTEST:

Saundra Ross Johnson
Executive Director



RESOLUTION SUMMARY

Housing

Resolution No.: 02-01-12E

Resolution Title:

**Resolution Authorizing a Shared Services Agreement Between
the Camden Redevelopment Agency and the City of Camden for the Provision of
Planning and Related Services in Connection with the Amendment
of the Camden North Gateway Redevelopment Plan**

Project Summary:

1. In 2004, and as amended periodically, ERB executed a Grant Agreement with the CRA for \$723,945 from the ERB's Neighborhood and Redevelopment Planning fund for completion of various redevelopment plans for the City of Camden. To date, there is \$396,876 remaining in the ERB Planning Grant.
2. CRA and the City of Camden, Department of Planning and Development, have identified the Camden North Gateway Redevelopment Plan as a one in need of amendment. The Camden North Gateway Redevelopment boundaries, including relevant block and lots as described on the Official Tax Assessment Map are attached as Exhibit A.
3. A shared services agreement is required to enable the CRA to process payment of invoices from a planning consulting firm procured by the CRA and selected on behalf of the City.

Purpose of Resolution:

To authorize a Shared Services Agreement with the City for planning consulting services for Amendment of the Camden North Gateway Redevelopment Plan.

Award Process:

N/A

Cost Not To Exceed:

N/A

Total Project Cost:

N/A

02-01-12E

**Resolution Authorizing a Shared Services Agreement Between
the Camden Redevelopment Agency and the City of Camden for the Provision of
Planning and Related Services in Connection with the Amendment
of the Camden North Gateway Redevelopment Plan**

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

WHEREAS, CRA and the Economic Recovery Board have executed a \$723,945 Neighborhood and Redevelopment Planning Grant (“ERB Planning Grant”) to assist the City of Camden with funds to prepare neighborhood and redevelopment plans and otherwise meet, in part, the redevelopment planning activity and needs of the City; and

WHEREAS, ERB Planning Grant specifically allows for the hiring of consultants to develop redevelopment studies and plans in various neighborhoods in the City of Camden; and

WHEREAS, CRA and the City of Camden’s Department of Planning and Development have identified the Camden North Gateway Redevelopment Plan area as an area in need of an amended redevelopment study and plan; which the Camden North Gateway area boundaries, including blocks and lots as designated on the Official Tax Assessment Map of the City of Camden and County of Camden, are described in Exhibit A attached; and

WHEREAS, CRA is assisting the City with the procurement of a planning consulting firm to provide the necessary planning and other services for the amendment to the Camden North Gateway Redevelopment Plan; and

WHEREAS, a shared services agreement is required to enable the CRA to process payment of those planning related invoices.

02-01-12E

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 Shared Services Agreement between the Camden Redevelopment Agency and the City of Camden for the purposes set forth herein for amendment of the Camden North Gateway Redevelopment Plan and the term of one year from the date of execution of the Agreement, 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			
Kenwood Hagamin, Jr.			
Bryan Morton			
Gloria Pena			
Louis Quinones			
Melinda Sanchez			
Jose Vazquez			

Chairperson

ATTEST:

Sandra Ross Johnson
Executive Director

02-01-12E

EXHIBIT A

CAMDEN NORTH GATEWAY REDEVELOPMENT PLAN BOUNDARY DESCRIPTION

The Camden North Gateway Redevelopment Area is defined by Elm Street to the North, the Cooper River to the East, Route 30 to the South, and Seventh Street to the West. The Camden North Gateway Redevelopment Area includes all tax lots within blocks: 85, 86, 87, 88, 89, 90, 91, 92, 104, 105, 106, 107, 108, 109, 110, 114, 115, 795, 801, 802, 803, 804, 805, and 806.

This study will include an amendment to Blocks 87 and 89 of the Camden North Gateway Redevelopment Plan.

RESOLUTION SUMMARY

Housing

Resolution No.: **02-01-12F**

Resolution Title:

**Resolution Authorizing a Contract Between the Camden Redevelopment Agency
and XXXX for Demolition Services Funded under the
American Recovery and Reinvestment Act (ARRA)**

Project Summary:

In January 2010, CRA was awarded an \$11.9 Million grant under HUD's Neighborhood Stabilization Program 2 (NSP 2), which is funded through the American Recovery and Reinvestment Act. CRA is administering the implementation of the NSP 2 grant to stabilize NSP 2 targeted neighborhoods in the City of Camden through certain redevelopment activities, including housing redevelopment and the demolition of blighted structures.

1. CRA seeks to manage the process to carry out the demolition of 16 CRA-owned properties. See Exhibit A. All listed structures are vacant and have been determined by the City's Construction Code Official as unsafe structures, and as such, under NSP 2 regulations they are considered "blighted structures" eligible for demolition and as an NSP 2 funded activity.
2. In January 18, 2012, the CRA issued an Invitation to Bid in accordance with the statutory 'fair and open' process and procedures for a contractor to provide demolition services. The bid opening date is scheduled for January 25, 2012.
3. XXXX was the lowest responsive bidder for the scope of the work advertised at a cost of \$ 00.00 for the demolition of 16 structures.

Award Process:

CRA Issued an Invitation For Bid for Demolition Services.

02-01-12F (cont'd.)

Cost Not To Exceed:

\$ 00.00 Payable under NSP 2 Demolition Grant Activity

Total Project Cost:

\$ 00.00

02-01-12F

**Resolution Authorizing a Contract Between the Camden Redevelopment Agency
and XXXX for Demolition Services Funded under the
American Recovery and Reinvestment Act (ARRA)**

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’s Construction Code Official has issued Notices of Unsafe Structure for sixteen (16) structures that are owned by the CRA, which under NSP 2 regulations does constitute a “blight” determination by the City, thereby making these structures suitable for demolition; and (these structures are specifically described in Exhibit A attached hereto); and

WHEREAS, these sixteen (16) structures, more specifically described in Exhibit A attached hereto, are located within Cooper/Lanning and North Camden, which are designated NSP 2 target areas and are declared blighted by the City of Camden, the costs to demolish these blighted structures are eligible under the NSP 2 grant; and

WHEREAS, a contractor is needed to provide demolition services to CRA; and

02-01-12F (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, XXXX, as a result of this process, was the lowest responsive bidder and is therefore determined to be the best contractor to provide the scope of work.

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 contract between the Camden Redevelopment Agency and XXXX for the demolition of 16 structures as described in the Exhibit A to this Resolution at a cost not to exceed \$00.00 and further authorizing execution and delivery of any and all documents necessary to carry out the intent of the foregoing.

ON MOTION OF:

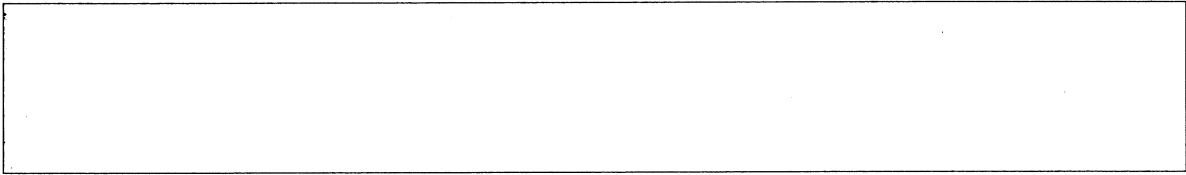
SECONDED BY:

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

Chairperson

ATTEST:

Saundra Ross Johnson
Executive Director



RESOLUTION SUMMARY

Housing

Resolution No.: **02-01-12G**

Resolution Title:

**Resolution Authorizing a Professional Services Agreement
Between the Camden Redevelopment Agency and Group Melvin Design, LLC
for the Provision of Planning Consulting and Related Services in Connection with
an Amendment of the Camden North Gateway Redevelopment Study and Plan**

Project Summary:

1. In 2004, and as amended periodically, ERB executed a Grant Agreement with the CRA for \$723,945 from the ERB's Neighborhood and Redevelopment Planning fund for completion of various redevelopment plans for the City of Camden. To date, there is \$396,876 remaining in the Grant.
2. CRA and the City of Camden's Department of Planning and Development have identified the Camden North Gateway Redevelopment Plan as one in need of an amended redevelopment study and plan.
3. The ERB Planning Grant specifically allows for the hiring of consultants to develop, and therefore, amend redevelopment plans and studies in various neighborhoods in the City. The City has requested that CRA assist with the procurement of a planning firm to provide necessary planning consulting services involved preparing an amendment to the Camden North Gateway Redevelopment study and plan.
4. In order to procure planning consulting services, CRA prepared and posted on its Web Site an RFP for a firm in accordance with the 'fair and open' process and procedures set forth in N.J.S.A. 19:44A-20.4 et. Seq.
5. After review, it was determined that Group Melvin Design, LLC could best provide these services.

02-01-12G (cont'd.)

Purpose of Resolution:

To authorize a professional services agreement with Group Melvin Design, LLC for planning services related to an amendment of the Camden North Gateway Redevelopment Plan

Award Process:

An RFP was issued

Cost Not To Exceed:

\$24,900.00

Total Project Cost:

\$24,900.00

02-01-12G

**Resolution Authorizing a Professional Services Agreement
Between the Camden Redevelopment Agency and Group Melvin Design, LLC
for the Provision of Planning Consulting and Related Services in Connection with
an Amendment of the Camden North Gateway Redevelopment Study and Plan**

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

WHEREAS, CRA and the Economic Recovery Board have executed a \$723,945 Neighborhood and Redevelopment Planning Grant (“ERB Planning Grant”) to assist the City of Camden with funds to develop redevelopment plans in the City of Camden; and

WHEREAS, ERB Planning Grant specifically allows for the hiring of consultants to develop redevelopment studies and plans in various neighborhoods in the City of Camden; and

WHEREAS, CRA and the City of Camden’s Department of Planning and Development have identified the Camden North Gateway Redevelopment Plan as one in need of amendment; and

WHEREAS, CRA is assisting the City with the procurement of a planning consulting firm to provide the necessary planning services for the amendment to the Camden North Gateway Redevelopment Plan ; and

WHEREAS, CRA, in order to procure planning consulting services, prepared and posted on its Web Site a Request for Proposal (“RFP”) for a firm to prepare an Amendment Document to the Camden North Gateway Redevelopment Plan in accordance with the ‘fair and open’ process and procedures set forth in N.J.S.A. 19:44A-20.4 et. seq.; and

WHEREAS, Group Melvin Design, LLC responded the RFP, and after review of its proposal, the CRA determined that the firm could best provide these planning services at a cost not to exceed \$24,900.00.

02-01-12G (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 execute a professional services agreement between the Camden Redevelopment Agency and Group Melvin Design, LLC for planning services related to the amendment of the Camden North Gateway Redevelopment Plan in an amount not to exceed \$24,900.00 for the term of one year from the date of execution of the Agreement, 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			
Kenwood Hagamin, Jr.			
Bryan Morton			
Gloria Pena			
Louis Quinones			
Melinda Sanchez			
Jose Vazquez			

Chairperson

ATTEST: _____
Saundra Ross Johnson
Executive Director

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development

Resolution No.: **02-01-12H**

Resolution Title:

Resolution Authorizing the Camden Redevelopment Agency to Enter into a Professional Services Agreement with Greenbaum Rowe Smith & Davis, LLP for the Provision of Legal Services in Connection with the Redevelopment of a Portion of the Harrison Avenue Landfill

Project Summary:

1. The Salvation Army (TSA) proposes to develop the Kroc Corps Community Center on a 24 acre portion of the Harrison Avenue Landfill (Site).
2. CRA has designated the TSA as Redeveloper.
3. TSA will remediate the Site on behalf of the CRA.
4. The CRA requires the services of a experienced legal firm to review and assist in the negotiation of agreements and contracts associated with the redevelopment
5. CRA previously authorized by Res. 09-01-10C a professional service agreement with Greenbaum Rowe Smith & Davis, LLC for an amount not to exceed \$15,000.00 and by Res. 06-13-11B authorized an additional \$5,000.00.
6. As the remediation and redevelopment proceeds the CRA requires additional legal services in an amount not to exceed \$6,000.00.

Purpose of Resolution:

To authorize a professional service agreement.

02-01-12H (cont'd.)

Award Process:

Greenbaum Rowe is included on the CRA's pre-qualified list of attorneys.

Cost Not To Exceed:

\$6,000.00

Total Project Cost:

\$54.0 million

Source of Funds:

Redevelopment Cost Payment pursuant to Redevelopment Agreement with
The Salvation Army.

02-01-12H

**Resolution Authorizing the Camden Redevelopment Agency to Enter into
a Professional Services Agreement with Greenbaum Rowe Smith & Davis, LLP
for the Provision of Legal Services in Connection with the Redevelopment
of a Portion of the Harrison Avenue Landfill**

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 Redevelopment Plan designated the CRA to implement redevelopment plans and projects in the Cramer Hill Redevelopment Area; and

WHEREAS, the Plan further authorizes the CRA to designate and enter into a contract with a duly designated Redeveloper for any construction or other work forming a part of or in furtherance of the Plan; and

WHEREAS, the CRA requires legal services from a law firm experienced in redevelopment of brownfield sites to assist the CRA in the negotiation of specialize agreements and contracts; and

WHEREAS, the CRA by Resolution 09-01-10C authorized a Professional Services Agreement with the law firm Greenbaum Rowe Smith & Davis, LLC for legal services for an amount not to exceed \$15,000.00; and

WHEREAS, the CRA by Resolution 06-13-11B authorized a Professional Services Agreement with the law firm Greenbaum Rowe Smith & Davis, LLC for legal services for an amount not to exceed \$5,000.00; and

WHEREAS, the CRA requires additional legal services in connection with redevelopment of the Harrison Avenue Landfill;

02-01-12H (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, is hereby authorized to enter into a Professional Services Agreement with Greenbaum Rowe Smith & Davis LLC for the provision of legal services for an amount not to exceed \$6,000.00.

ON MOTION OF:

SECONDED BY:

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

Chairperson

ATTEST:

Saundra Ross Johnson
Executive Director

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development

Resolution No.: **02-01-12I**

Resolution Title:

**Resolution Authorizing the Camden Redevelopment Agency to Enter into
a Boundary Line Agreement with New Jersey Transit Corporation
in order to Clarify the Ownership of Property in the Gateway Redevelopment Area**

Project Summary:

1. The CRA has recently acquired title from the City to a property in the Gateway Redevelopment Area, located at 1025 Line Street and designated as Block 1449 Lots 3 & 6, formerly known as the "Alpha Metals Property" or "Cutler Metals Property" (CRA Parcel).
2. New Jersey Transit Corporation owns a property designated as Block 1449, Lot 1 (Transit Parcel).
3. There is a triangular shaped parcel within the fence line of the CRA that does not match the description in the previous deeds. (Subject Land).
4. The CRA and NJ Transit propose to enter into an agreement to clarify ownership and agree that the Subject Land is, indeed, part of the CRA Parcel.
5. The Agreement will result in a quitclaim deed from NJ Transit to the CRA.

Purpose of Resolution:

To authorize an Agreement and accept a quitclaim deed.

Award Process:

N/A

02-01-12I (cont'd.)

Cost Not To Exceed:

No cost

Total Project Cost:

N/A

Source of Funds:

N/A

02-01-12I

**Resolution Authorizing the Camden Redevelopment Agency to
Enter into a Boundary Line Agreement with New Jersey Transit Corporation
in order to Clarify the Ownership of a Property in the Gateway Redevelopment Area**

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

WHEREAS, the Gateway Redevelopment Plan designated the CRA to implement redevelopment plans and projects in the Gateway Redevelopment Area; and

WHEREAS, in furtherance of the Redevelopment Plan, the CRA has taken title, by a deed of conveyance from the City of Camden, to a parcel currently designated as Block 1449 Lots 3 & 6, and sometimes commonly referred to as the "Alpha Property" and hereinafter referred to as "the CRA Parcel"; and

WHEREAS, New Jersey Transit Corporation is the owner of a parcel currently designated as Block 1449 Lot 1, hereinafter referred to as "the Transit Parcel"; and

WHEREAS, there is a triangular shaped parcel of land, lying along that common boundary line and between the CRA and Transit Parcels, the ownership of which is not clear from a review of the tax maps and prior deeds, hereinafter referred to as the "Subject Land", a legal description of which is included as Exhibit "A" of the proposed Boundary Line Agreement; and

WHEREAS, it appears from a physical inspection of the Subject Land and the location of the fence line between the Parcels, that the prior owner of the CRA Parcel had made usage of the Subject Land, and that Transit had not made usage of the Subject Land; and

02-01-12I (cont'd.)

WHEREAS, in the interest of the future redevelopment of the CRA Parcel and to avoid potential confusion concerning the ownership, the CRA and New Transit desire to clarify the ownership of the Subject Land, and confirm thereby that it is part of the Camden Parcel.

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 Boundary Line Agreement, with New Jersey Transit Corporation and execute on behalf of the CRA any other documents necessary to effectuate the transaction; and

BE IT FURTHER RESOLVED, that the Camden Redevelopment Agency is authorized to accept a Quitclaim Deed from New Jersey Transit Corporation regarding the Subject Land.

ON MOTION OF:

SECONDED BY:

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

Chairperson

ATTEST:

Saundra Ross Johnson
Executive Director

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development

Resolution No.: **02-01-12J**

Resolution Title:

Resolution Authorizing the Camden Redevelopment Agency to Ratify Change Order #1 to Enter into a Contract with Federal Rent-A-Fence to Provide Temporary Fencing at the Roosevelt Plaza Park Site

Project Summary:

1. The CRA is managing the demolition of the Parkade Building and the redevelopment of Roosevelt Plaza Park on behalf of the City of Camden.
2. The CRA has determined that in the interest of public safety and the project to keep the temporary construction fence in place following demolition and prior to the beginning of the construction of Phase I of Roosevelt Plaza Park.
3. High winds, a vehicular accident and emerging safety considerations have made it necessary for the CRA to request service calls by 1 Federal Rent A Fence to move the fence and provide replacement parts.
4. These service calls have exceeded the original contract amount and it is anticipated that more service calls will be necessary before the fence is turned over to the landscaping contractor. These expenses were incurred without authorization because of the emergency nature of the work. Hence the ratification.
5. This resolution authorizes an additional \$2,000.00 to allow for the current and possible future emergency expenses.

Purpose of Resolution:

To authorize a change order to a contract.

Award Process:

N/A

02-01-12J (cont'd.)

Cost Not To Exceed:

\$12,000.00

Total Project Cost:

\$10,000,000

Source of Funds:

DRPA and Green Acres Grants

02-01-12J

**Resolution Authorizing the Camden Redevelopment Agency
to Ratify Change Order #1 to Enter into a Contract with Federal Rent-A-Fence
to Provide Temporary Fencing at the Roosevelt Plaza Park Site**

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

WHEREAS, the CRA, acting under an Interlocal Services Agreement with the City of Camden, is managing the demolition of the Parkade Building and the redevelopment of the site as Roosevelt Plaza Park; and

WHEREAS, the CRA has determined that is in the interest of public safety and the project to keep the site fenced with a temporary construction fence following the demolition and prior to the commencement of Phase I of the park development; and

WHEREAS, by Resolution 09-07-11H the CRA authorized a procurement contract with Federal Rent A Fence ("Contractor") for temporary fence rental for the Roosevelt Plaza Park site for a term of six months for a cost not to exceed \$10,000.00.

WHEREAS, emergency events, such a weather, vehicular accidents and safety considerations have required and will continue to require emergency service calls and the provision of parts by the Contractor;

02-01-12J (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, is hereby authorized to enter into Change Order #1 with Federal Rent-A-Fence for temporary fence rental for the Roosevelt Plaza Park site for a term of six months for a cost not to exceed \$2,000.00.

ON MOTION OF:

SECONDED BY:

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

Chairperson

ATTEST:

Saundra Ross Johnson
Executive Director

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Resolution No.: **02-01-12K**

Resolution Title:

**Resolution Authorizing the Camden Redevelopment Agency to Execute
an Agreement for a Right of Conveyance with the City of Camden for
Improvements to Waterfront Property at Riverside Drive and Cooper Street
Using New Jersey Department of Transportation
American Recovery and Reinvestment Act Funding**

Project Summary:

The City of Camden has received grants from the New Jersey Department of Transportation (NJDOT) American Recovery and Reinvestment Act of 2009 (ARRA) for three million dollars (\$3,000,000.00) over 2 years for Waterfront street improvements at Riverside Drive and Cooper Street.

1. The improvements, which would result in an increased value, include property at Block 80 Lot 5 currently titled to the Camden Redevelopment Agency (CRA)
2. NJDOT requires an executed right of conveyance to the City by the CRA for the street improvements to be made with ARRA grant funds.
3. The City has contracted with Coopers Ferry to project manage the improvement construction.
4. **See Exhibits A-C**

Purpose of Resolution:

This Resolution gives approval to for the CRA to execute a Right of Conveyance to the city for the aforementioned improvements.

Award Process: N/A

Cost Not To Exceed: N/A

Total Project Cost: Three million dollars (\$3,000,000.00) in NJDOT ARRA funding.

02-01-12K

Resolution Authorizing the Camden Redevelopment Agency to Execute an Agreement for a Right of Conveyance with the City of Camden for Improvements to Waterfront Property at Riverside Drive and Cooper Street Using New Jersey Department of Transportation American Recovery and Reinvestment Act Funding

WHEREAS, 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 adopted, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., and the Downtown Redevelopment Plan as to certain land within the City and described therein (collectively the “Redevelopment Area”); and

WHEREAS, City Council designated the CRA as the redevelopment entity pursuant to the Redevelopment Law to implement redevelopment plans and carry out redevelopment projects within the Redevelopment Area; and

WHEREAS, the New Jersey Department of Transportation (NJDOT) awarded the City of Camden an American Recovery and Reinvestment Act of 2009 (ARRA) grant in the amount of three million dollars (\$3,00,000.00) over three (2) years for Waterfront street improvement as described in city Resolutions MC – 10: 23 and MC – 11: 1115 hereto attached as **Exhibits A and B**; and

WHEREAS, the CRA is identified as the current owner of subject property in Block 80 Lot 5 within the Redevelopment Area as designated on the Official Tax Assessment Map of the City of Camden, County of Camden, and State of New Jersey, that is described in **Exhibit C**; and

02-01-12K (cont'd.)

WHEREAS, the city has contracted with Cooper's Ferry Development Association to project manage the street improvements as described in Resolutions MC- 08: 484 and MC - 11: 1871;

WHEREAS, these street improvements would greatly increase the value of CRA-owned property; and

WHEREAS, the NJDOT requires that a Right of Conveyance be executed by the owner of subject property identified in the subject project area for street improvements;

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 Right of Conveyance with the City of Camden and deliver any and all documents necessary to carry out the intent of the foregoing,

ON MOTION OF:

SECONDED BY:

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

Chairperson

ATTEST:

Saundra Ross Johnson
Executive Director

Resolution No: 02-01-12K
Exhibit A

RESOLUTION MC-10: 923

R-50

MAR:dh
04-13-10

RESOLUTION AUTHORIZING THE ACCEPTANCE OF AN AWARD FROM THE NEW JERSEY DEPARTMENT OF TRANSPORTATION IN THE AMOUNT OF \$1,500,000.00 FOR USE IN CONNECTION WITH THE WATERFRONT ROADS, COOPER STREET AND RIVERSIDE DRIVE (CONSTRUCTION) PROJECT

WHEREAS, the New Jersey Department of Transportation has issued the City of Camden an award for the Waterfront Roads, Cooper Street and Riverside Drive (Construction) Project in the amount of ONE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$1,500,000.00); and

WHEREAS, it is in the best interest of the City of Camden to accept said award; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the City is hereby authorized to accept said grant in the amount of ONE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$1,500,000.00) for FY2010 from the New Jersey Department of Transportation for the Waterfront Roads, Cooper Street and Riverside Drive (Construction) Project in the City of Camden.


BE IT FURTHER RESOLVED, that the proper officers of the City of Camden are hereby authorized to execute the necessary documents in order to accept said award.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.


On Motion Of: CURTIS JERKINS

Dated: April 13, 2010

The above has been reviewed and approved as to form.



HOWARD J. McCOACH
City Attorney



FRANCISCO MORAN
President, City Council

APPROVED: APRIL 13, 2010

ATTEST: 

LUIS PASTORIZA
Municipal Clerk

Resolution No: 02-01-12K
Exhibit B

RESOLUTION MC-10: 1115

R-40

MAR:dh
07-13-10

RESOLUTION AUTHORIZING THE ACCEPTANCE OF A \$1,500,000.00 AWARD FROM NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR USE IN CONNECTION WITH THE WATERFRONT ROADS, COOPER STREET AND RIVERSIDE DRIVE (CONSTRUCTION) PROJECT

WHEREAS, the New Jersey Department of Transportation has issued the City of Camden an award for the Waterfront Roads, Cooper Street and Riverside Drive (construction) Project in the amount of One Million Five Hundred Thousand Dollars (\$1,500,000.00); and

WHEREAS, it is in the best interest of the City of Camden to accept said award; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the City is hereby authorized to accept said grant in the amount of One Million Five Hundred Thousand Dollars (\$1,500,000.00) from the New Jersey Department of Transportation for the Waterfront Roads, Cooper Street and Riverside Drive (construction) Project; now, therefore

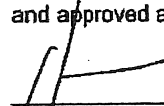
BE IT FURTHER RESOLVED, that the proper officers of the City of Camden are hereby authorized to execute the necessary documents in order to accept said award.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

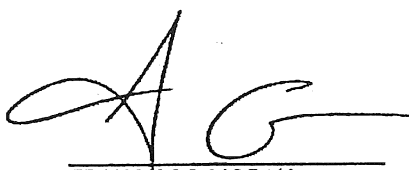
On Motion Of: CURTIS JENKINS

Dated: July 13, 2010

The above has been reviewed and approved as to form.



HOWARD J. McCOACH
City Attorney



FRANCISCO MORAN
President, City Council

APPROVED: JULY 13, 2010

ATTEST: 

LUIS PASTORIZA
Municipal Clerk

RESOLUTION NO: 02-01-12K

Exhibit C

Tax Account Maintenance							
Add		Edit		Close		Delete	
Block: 80		Lot: 2		Qualifier:		Tax Bill	
Owner: COUNTY OF CAMDEN				Prop Loc: DELAWARE RIVER			
General		Assessed Values		Additional		Billing	
Owner Street 1: COUNTY ADMINISTRATION BLD		Street 2:		City/St: CAMDEN NJ		Zip: 08102-	
Country:		Phone: () -		Email:		Account Id: 00001409	
Service Comp Id:		Bank Code:		Municipal Lien:		Assignment:	
Bankruptcy:		APR 2:		Do Not Accept Online Payment:		Exclude from Tax Sale:	
Outside Lien:		Install. Plan:		Sp Charges:		Property Class: 15C	
Parcel Key:		Unpaid Interest: .00		User Msg Code:		Additional Lot 1:	
Additional Lot 2:		Restricted Edit					

