

July 18 2012

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Finance/Administration

Resolution No.: 07-18-12A

Resolution Title:

Resolution Authorizing the Camden Redevelopment Agency to enter into an Agreement with the Camden County One Stop/WorkFirst New Jersey to participate in the Community Work Experience Program (CWEP)

Project Summary:

The CWEP Program is the welfare-to-work program. Camden County One Stop/WorkFirst New Jersey connects people on welfare with local businesses, government agencies and 501(c) 3 entities willing to provide work experience in exchange for services performed by participants at no cost. This work experience enables participants to adjust to and learn how to function in employment settings.

Purpose of Resolution:

To authorize the execution of a contract between the CRA and Camden County One Stop/WorkFirst New Jersey to allow the CRA to participate in the (CWEP) Program.

Award Process: N/A

Cost Not To Exceed: N/A

Source of Funds: N/A

07-18-12A

**Resolution Authorizing the Camden Redevelopment Agency
to Enter into an Agreement with the Camden County One Stop/WorkFirst New Jersey
to Participate in the Community Work Experience Program (CWEP)**

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

WHEREAS, the Camden County One Stop/WorkFirst New Jersey (WFNJ) office administers the Camden County Community Work Experience Program (CWEP); and

WHEREAS, the CWEP is an allowable work activity for WFNJ participants pursuant to N.J.A.C. 10:90-4.3, and is intended to be used for Temporary Assistance for Needy Families, General Assistance and Food Stamp Employment and Training Program participants, which connects employers who agree to provide training opportunities at approved local worksites; and

WHEREAS, CWEP's primary purpose is to provide work experience and training that enables participants to adjust to and learn how to function in an employment setting; and

WHEREAS, the CRA intends to participate in CWEP and to provide general office assistant training to CWEP participants as circumstances permit on a continual basis; and

WHEREAS, the CRA, since introducing CWEP at the agency in July 2011, has helped four participants transition to full-time employment and one to complete her college degree; and

WHEREAS, under the CWEP program CRA is not obligated to pay any amount for the work provided by the participants and is not obligated to pay any fee for participating in the program; and

WHEREAS, the term of the proposed agreement is for one year terminating on June 30, 2013, however CRA holds the right to terminate the agreement at any time.

07-18-12A (cont'd)

NOW, THEREFORE BE IT RESOLVED by the governing body of the Camden Redevelopment Agency that the Executive Director, a duly authorized representative of the Camden Redevelopment Agency, is hereby authorized to enter into an Agreement with Camden County One Stop/WorkFirst New Jersey to participate in the Community Work Experience Program under the terms and conditions set forth above.

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:

SECONDED BY:

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

Vance Bowman
Chairman

ATTEST:

Saundra Ross Johnson
Executive Director

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development

Resolution No.: 07-18-12B

Resolution Title:

Resolution Authorizing the Camden Redevelopment Agency
to Enter into a Professional Service Agreement with Environmental Resolutions, Inc.
in the Amount of \$5,000.00 to Conduct Environmental Investigation Services
for Block N in the Downtown Redevelopment Area
(American Recovery and Reinvestment Act of 2009)

Project Summary:

- Block N is bounded by Federal Street, 5th Street, Broadway and Martin Luther King Blvd.
- Because of its proximity to the Walter Rand Transportation Hub, Block N has considerable redevelopment potential
- Over the years, various parcels within Block N have been the subject of environmental investigation. The investigations focused on what is now designated as Lot 5
- The CRA requires the services of an environmental firm to conduct a preliminary assessment of Lots 17.01 and 17.02, which have not been previously investigated, and to create a Preliminary Assessment report for Lot 5
- The Site has been deemed eligible for funds under the US Environmental Protection Agency Petroleum Assessment Grant (Stimulus)

Purpose of Resolution:

To authorize a professional service agreement

Award Process:

Solicited from the Pre-Qualified list of environmental firms

Cost Not To Exceed:

\$5,000.00

Total Project Cost:

N/A

Source of Funds:

USEPA Assessment Grant

07-18-12B

**Resolution Authorizing the Camden Redevelopment Agency to Enter into
a Professional Service Agreement with Environmental Resolutions, Inc.
in the Amount of \$5,000.00 to Conduct Environmental Investigation Services
for Block N in the Downtown Redevelopment Area
(American Recovery and Reinvestment Act of 2009)**

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 encourage redevelopment of Block N in the Downtown Redevelopment Area for mix-use commercial and retail; and

WHEREAS, Block N is bounded by Federal Street, Broadway, 5th Street and Martin Luther King Boulevard; and

WHEREAS, the portion of Block N that is the subject of the environmental investigation is designated as Block 175 Lots 5, 17.01 and 17.02 ("Site"); and

WHEREAS, the Site has been determined to be eligible for funding under the CRA's US Environmental Protection Agency Brownfields Petroleum Assessment Grants allocated under the American Recovery and Reinvestment Act of 2009; and

WHEREAS, the services were procured through a Request for Pricing to Provide Environmental Services in Support of USEPA Brownfields Assessment Grants and Other Funding Sources, which was issued to the firms included in the CRA's Pre-Qualified List of Environmental and Engineering Firms; and

WHEREAS, the CRA has determined that Environmental Resolutions, Inc. submitted the most responsive proposal;

07-18-12B (cont'd)

WHEREAS, the work that would be completed under the agreement for professional services includes the completion a Preliminary Assessment report for Lot 5 which has been previously investigated and the performance of a preliminary assessment for Lots 17.01 and 17.02, which have not been previously investigated.

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 Environmental Resolutions, Inc. to complete a Preliminary Assessment report and to conduct a Preliminary Assessment of a portion of the Block N Site for a cost not to exceed \$5,000.00 as set forth above.

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:

SECONDED BY:

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

Vance Bowman
Chairman

ATTEST:

Saundra Ross Johnson
Executive Director

RESOLUTION SUMMARY

Housing

Resolution No.: 07-18-12C

Resolution Title:

Resolution Authorizing an Amendment to a Professional Services Agreement Between the Camden Redevelopment Agency and Wallace Roberts & Todd, LLC for the Provision of Planning Services and Preparation of an Area in Need of Redevelopment Study and Plan for the North Camden Waterfront Study Area

Project Summary:

- CRA and the City of Camden, Department of Planning and Development, identified the North Camden Waterfront as an area that should be studied to determine if it qualifies as an area in need of a redevelopment and if it does, as an area that is appropriate for the development of a redevelopment 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 that is administered by the CRA. In 2012, the CRA and City executed an amendment to extend the term of the shared services agreement to April 1, 2013.
- CRA procured the services of Wallace Roberts & Todd, LLC (WRT) to prepare the area in need of redevelopment study and plan and provide planning services for the North Camden Waterfront study area. A professional services agreement was executed between the CRA and WRT with a one year term from July 12, 2011 to July 11, 2012. Additional time is required for WRT to complete its work under the existing agreement, and as such this resolution proposes to extend the term of the current agreement to April 1, 2013.

Purpose of Resolution:

To authorize an amendment to extend the term of a professional services agreement between CRA and WRT.

Award Process:

Fair and open process as set forth in N.J.S.A. 19:44A-20.4 et seq

Cost Not To Exceed:

\$80,000.00 Payable under ERB Planning Grant # 1 (P15686)

07-18-12C

**Resolution Authorizing an Amendment to a Professional Services Agreement
Between the Camden Redevelopment Agency and Wallace Roberts & Todd, LLC
for the Provision of Planning Services and Preparation of an Area in Need
of Redevelopment Study and Plan for the North Camden Waterfront Study Area**

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") for the CRA to administer funds to assist the City of Camden (the "City") with the preparation of neighborhood and redevelopment plans and otherwise meet, in part, the area-wide planning needs of the City; and

WHEREAS, 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 that is administered by the CRA., and thereafter, amended the Agreement to extend the term to April 1, 2013; 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

WHEREAS, CRA procured the services of Wallace Roberts & Todd, LLC (WRT) to prepare the area in need of redevelopment study and plan and provide planning services for the North Camden Waterfront study area and entered into a professional services agreement with WRT for a one year term from July 12, 2011 to July 11, 2012 and

07-18-12C

WHEREAS, additional time is required for WRT to fully perform under the current professional services agreement and allow for completion of the North Camden Waterfront redevelopment study and redevelopment plan process and the parties desire to extend the term of the agreement to April 1, 2013.

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 professional services agreement between the Camden Redevelopment Agency and Wallace Roberts & Todd, LLC for completion of the North Camden Waterfront Study and Redevelopment Plan which extends the term of such agreement to April 1, 2013.

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:

SECONDED BY:

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

Vance Bowman
Chairman

ATTEST:

Saundra Ross Johnson
Executive Director

RESOLUTION SUMMARY

Resolution No.: 07-18-12D

Resolution Authorizing a Shared Services Agreement
Between the Camden Redevelopment Agency and the City of Camden
for the Central Waterfront Parking Project

Project Summary:

- CRA, in 2004, was awarded an ERB grant to administer funds for the creation of a temporary surface parking lot within the City covering an eight block area bordered by Second, Line, Third, and Cherry Streets. The temporary parking created will be used in meeting the City of Camden's contractual obligation to the Susquehanna Bank Center (formerly the Tweeter Center) for the provision of 7,200 temporary, public parking spaces for events held at the Center. CRA, acting as the City's agent, is responsible for the creation of 1,200 spaces under the ERB Grant.

- CRA and the City in 2005 and 2008 executed a Shared Services Agreement, wherein the CRA, as the agent of the City, will provide project management, property acquisition, relocation, demolition, and lot construction improvements associated with the Central Waterfront Parking project. We now require re-authorization to execute a Shared Services Agreement with the City so that the Project may be completed by acquiring five remaining privately owned lots, and, thus complete CRA's obligation under the ERB Grant to create 1,200 parking spaces.

- Thus far, 144 properties have been identified for the development of the temporary parking use, of which 54 are owned by the South Jersey Port Corp., 39 owned by the City, 3 owned by CRA, and 48 private acquisitions. Of the 48 private acquisitions, 5 properties remain to be acquired through condemnation.

Purpose of Resolution:

To authorize a Shared Services Agreement between CRA and City of Camden for Central Waterfront Parking Project.

Award Process: N/A

Cost Not To Exceed:

\$ 5,000,000.00 under ERB CWP Grant # 1 (P16137)

**Resolution Authorizing a Shared Services Agreement
Between the Camden Redevelopment Agency and the City of Camden
for the Central Waterfront Parking Project**

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

WHEREAS, in 2004, and as amended thereafter, CRA and the Economic Recovery Board (ERB) have executed a \$5,000,000.00 Demolition and Redevelopment Financing Fund Grant Agreement for the Central Waterfront Parking Project for CRA to project manage and administer funds for creation 1,200 temporary overflow parking spaces for use by the public attending events held at the Susquehanna Bank Center (formerly the Twitter Center); and

WHEREAS, CRA and City of Camden in 2005, and as amended in 2008 providing for a term of three years, executed a Shared Services Agreement, which provided that the CRA will serve as the City’s agent for managing the Central Waterfront Parking project and related property acquisitions for this public parking project; and

WHEREAS, CRA has completed the acquisition of forty-three properties from private owners and has expended \$4,623,868.21 of ERB funds for the Central Waterfront Parking Project in costs associated with the project management, and acquisition, relocation, demolition, and lot improvements of properties (see Exhibit A); and

WHEREAS, CRA estimates that the \$376,131.79 remaining in the ERB grant will adequately cover the acquisition of five properties and an additional \$45,454.55 project management fee, completing CRA’s obligation under the ERB grant for the provision of 1,200 temporary public parking spaces (see Exhibit A); and

07-18-12D (cont'd.)

WHEREAS, CRA and the City of Camden now desire to enter into a Shared Services Agreement for the term of one year effective from the date of execution of the Agreement by CRA and the City of Camden with the respect to project management and completing the property acquisition process for the Central Waterfront Parking Project by acquiring five remaining properties as described in Exhibit B attached.

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 City of Camden for the Central Waterfront Parking Project for a term of one year effective from the date of execution of the Agreement by the parties for project management and property acquisition services and further authorizing execution and delivery of any and all documents necessary to carry out the intent of the foregoing.

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:

SECONDED BY:

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

Vance Bowman
Chairman

ATTEST:

Saundra Ross Johnson
Executive Director

EXHIBIT A

Central Waterfront Parking Project

ERB Grant Amount	\$ 5,000,000.00
Spent to date as of July 1, 2012	\$ 4,623,868.21
Total to Complete Project	<u>\$ 376,131.79</u>
	\$ 5,000,000.00

Sources of Funds

CWP Funds at CRA	\$ 181,136.99
Amount of Contingency Held At ERB	<u>\$ 194,994.80</u>
Total Funds Available to Complete Project	\$ 376,131.79

Uses of Funds:

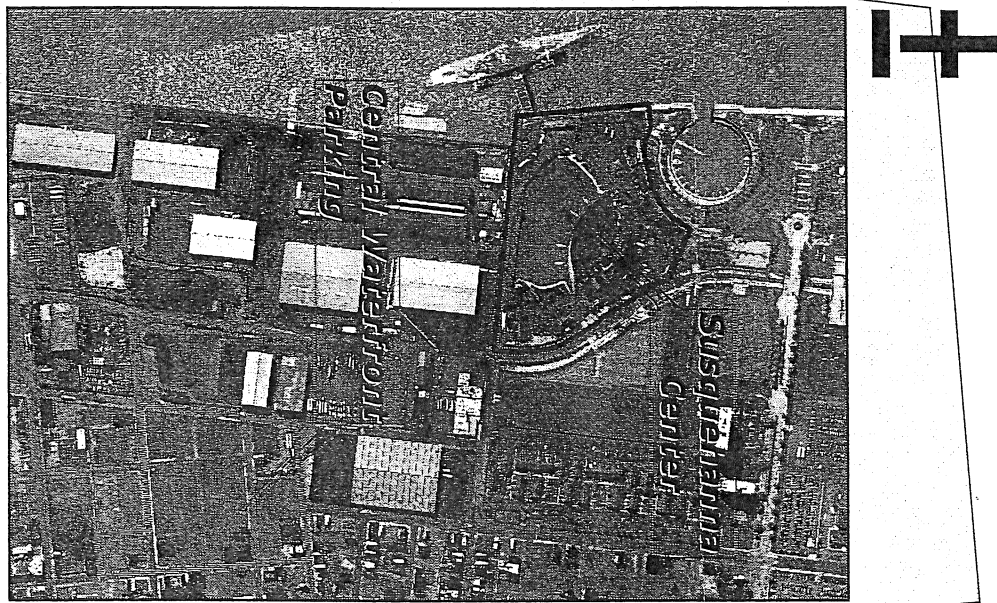
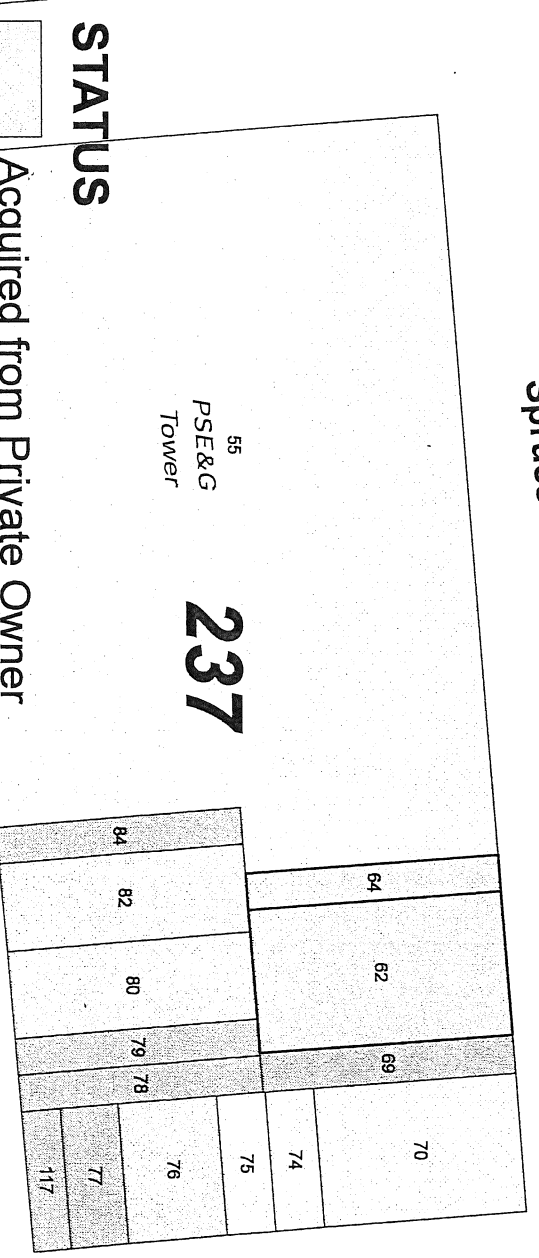
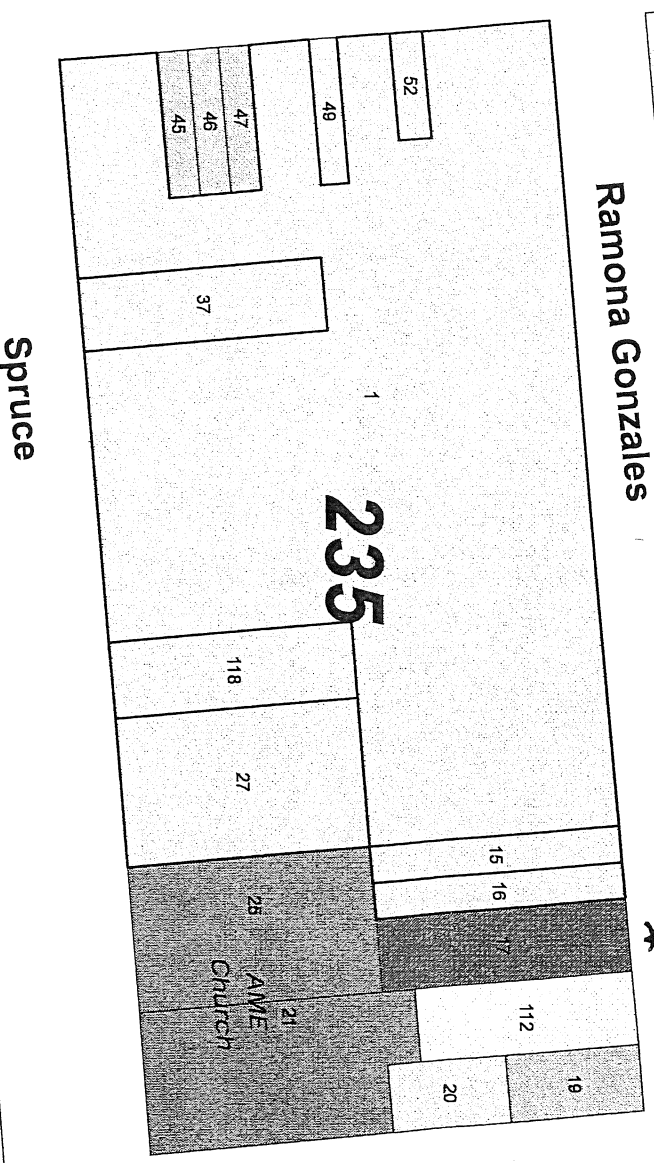
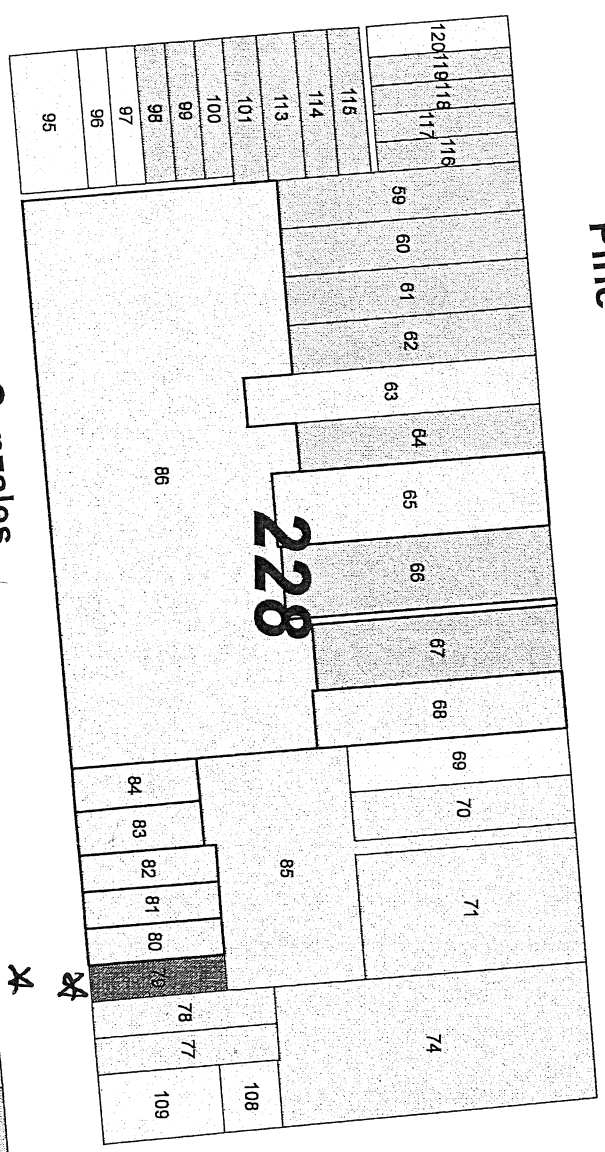
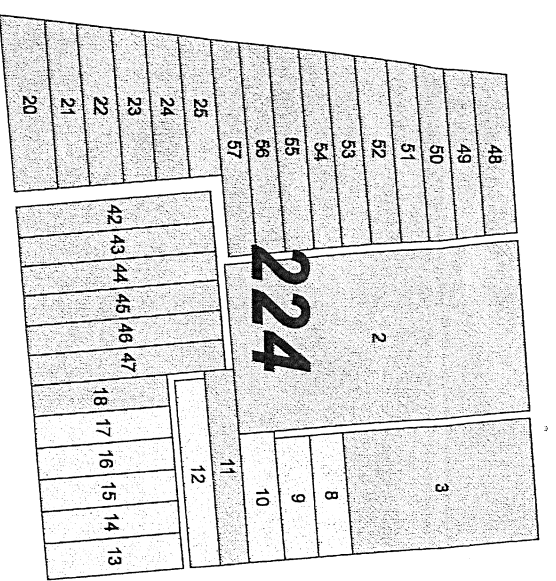
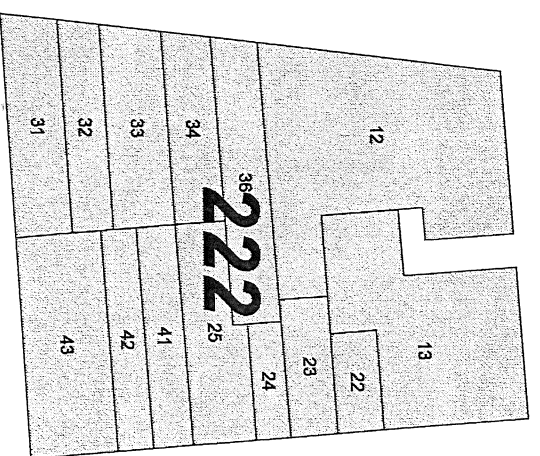
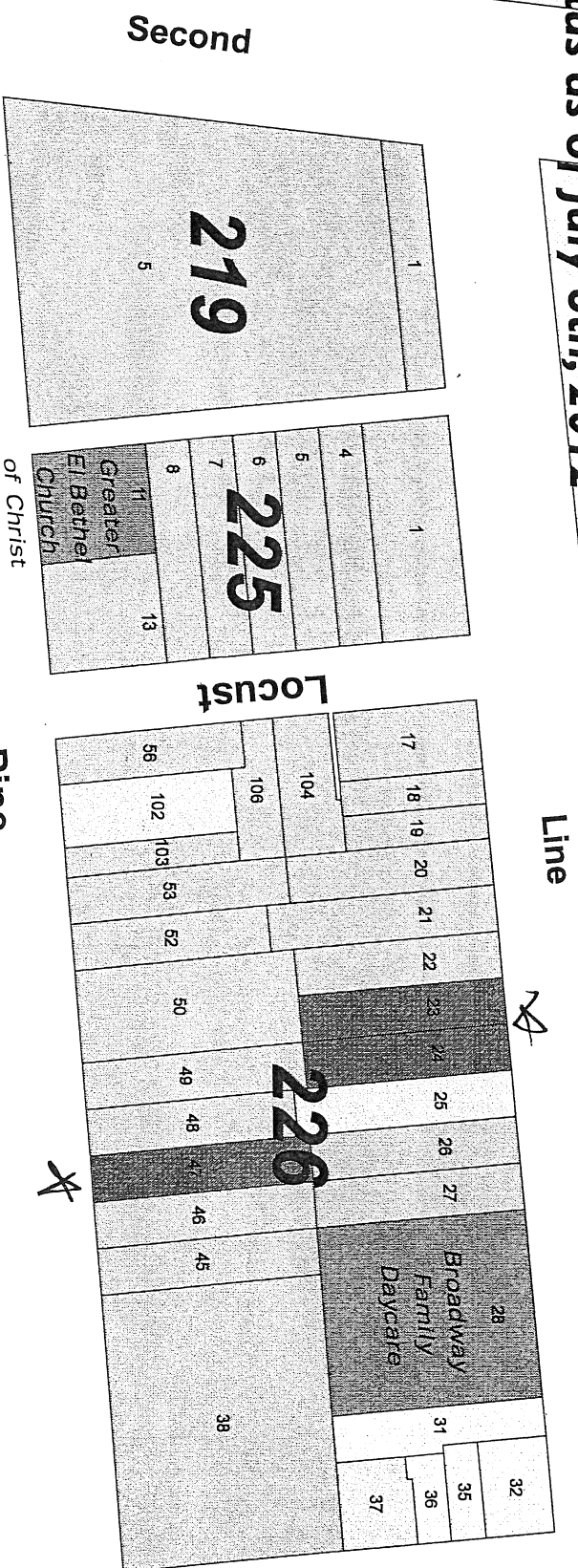
Total Complete Acquisitions	\$ 247,100.00
CRA Management Fee	\$ 45,454.55
Contingency	\$ 83,577.24
Total to Complete Project	\$ 376,131.79

EXHIBIT B
Central Waterfront Parking Project
Properties to Be Acquired as of July 1, 2012

Block	Lot	Address	Owner
226	223	236 Line Street	Burdie Johnson, deceased
226	24	238 Line Street	Burdie Johnson, deceased
226	47	249 Pine Street	Floyd L. Shambry
228	79	275 Ramona Gonzales Street	A. Johnson, deceased
235	17	272-4 Ramona Gonzales Street	W. and E. Baker, deceased

Central Waterfront Parking

Status as of July 6th, 2012



- STATUS**
- Acquired from Private Owner
 - Acquired from BRG Enterprises
 - To Be Acquired in 2012 (Condemnation)
 - NOT TO BE ACQUIRED
 - Existing Public Property
 - No Action



RESOLUTION E WILL BE PRESENTED
AT A LATER DATE

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development

Resolution No.: 07-18-12F

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 7th & Linden Site in the Camden North Gateway Redevelopment Area

Project Summary:

- The DRPA currently is the designated Redeveloper of the 7th & Linden Site
- The New Jersey Redevelopment Authority (successor in interest to the New Jersey Urban Development Corporation) holds a mortgage on the Site
- The CRA desires to terminate the DRPA designation in respect to Blocks 87 and 89 at the 7th and Linden Site, and satisfy the NJRA mortgage in order to designate a replacement developer and sale the property
- The CRA requires the services of an experienced redevelopment attorney to assist in the negotiation of the necessary agreements

Purpose of Resolution:

To authorize a professional service agreement.

Award Process:

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

Cost Not To Exceed: \$25,000.00

Total Project Cost: N/A

Source of Funds:

Cost Agreement Escrow with the Camden Community Charter School

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 7th & Linden Site in the Camden North 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 Camden North Gateway Redevelopment Plan designated the CRA to implement redevelopment plans; and

WHEREAS, the Plan authorizes the CRA to enter into contracts to undertake plans and studies in furtherance of the Plan and to entered into agreements related to the funding for such plans and studies; and

WHEREAS, the Plan authorizes the CRA to designate and enter into a Redevelopment Agreement with a Redeveloper for the redevelopment of Blocks 85, 86, 87 and 89, commonly known as the 7th & Linden Site ("Site"); and

WHEREAS, the CRA entered into a loan and mortgage with the New Jersey Redevelopment Authority (NJRA), successor in interest to the New Jersey Urban Development Corporation, dated March 31, 1994, to fund plans and studies; and

WHEREAS, the CRA entered into a Redevelopment Agreement, dated March 27, 2001 with the Delaware River Port Authority (DRPA) concerning the Redevelopment of the Site; and

WHEREAS, the CRA desires to seek the satisfaction of the loan and mortgage obligation to the NJRA, and seek a Termination of the Redevelopment Designation of the DRPA in order to pursue other development options including the sale of Site relating to Blocks 87 and 89; and

07-18-12F (cont'd.)

WHEREAS, the CRA requires legal services from a law firm experienced in redevelopment to assist the CRA in the negotiation of the satisfaction of the NJRA obligation, the Partial Termination Agreements, and Redevelopment Agreements with replacement Redevelopers and any other agreements necessary to advance the redevelopment of the 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, is hereby authorized to enter into a Professional Services Agreement with Greenbaum Rowe Smith & Davis LLC for the provision of legal services in connection with the redevelopment of the 7th & Linden Site in an amount not to exceed \$25,000.00.

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:

SECONDED BY:

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

Vance Bowman
Chairman

ATTEST:

Saundra Ross Johnson
Executive Director