

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Resolution No.: 04-09-14A

Resolution Title:
Resolution Authorizing the Acceptance of the Annual Audit For The Fiscal Year Ending December 31, 2013, as Prepared by Mercadien, P.C.

Project Summary:
N.J.S.A. 40A:5A-15 requires the governing body of each local authority to cause an annual audit of its accounts to be made.

The firm Mercadien, P.C. was awarded the contract to perform the audit and has filed the completed report with the City of Camden Redevelopment Agency for FYE 2013.

Purpose of Resolution:
To seek authorization to accept the annual audit for FYE 2013 as prepared by the auditing firm of Mercadien, P.C.

Award Process:
N/A

Cost Not To Exceed:
N/A

Source of Funds:
N/A

Total Project Cost:
N/A

04-09-14A

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE ANNUAL AUDIT
FOR THE FISCAL YEAR ENDING DECEMBER 31, 2013, AS PREPARED BY
MERCADIEN, P.C.**

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

WHEREAS, the CRA is an authority of the local governing body; and

WHEREAS, N.J.S.A. 40A:5A-15 requires the governing body of each local authority to cause an annual audit of its accounts to be made; and

WHEREAS, the firm of Mercadien, P.C. was awarded the contract to perform the audit and has filed the completed report with the City of Camden Redevelopment Agency for FYE 2013.

WHEREAS, the CRA has determined that the audit report prepared by Mercadien, P.C. for FYE is acceptable in form and content.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that the Executive Director of the Agency, a duly authorized representative of the City of Camden Redevelopment Agency, is hereby authorized to accept the annual audit for FYE 2013 as prepared by the auditing firm of Mercadien, P.C.

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.

04-09-14A (cont'd)

ON MOTION OF:

SECONDED BY:

AYES NAYS ABSTENTIONS

Marilyn Torres
Chairperson

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

Economic Development

Resolution No.: 04-09-14B

Resolution Title:

Resolution Authorizing the City of Camden Redevelopment Agency to Accept the Conveyance of Property Designated on the City of Camden Tax Map as Block 844, Lot 13 from the City of Camden in the Cramer Hill Redevelopment Area for the Development of a Family Dollar Store and Other Retail Stores

Project Summary:

- Boos States Development, LLC proposes to develop a 9,180 square-foot Family Dollar Store in the Cramer Hill Neighborhood on a 48,272 square-foot portion of the City –owned land designated as Block 844 Lot 13 on the tax map, located at the northwest corner of 17th Street and River Avenue (Project Site).
- The CRA designated Boos States Development, LLC as the Redeveloper of the Project Site by Resolution 03-12-14F.
- The City has introduced an ordinance which would authorize the conveyance of the entire Block 844, Lot 13 (City Parcel) to the CRA subject to the following conditions:
 1. The CRA will convey the Project Site to the Redeveloper pursuant to a redevelopment agreement;
 2. The CRA will pay to the City 50% of the proceeds of sale from the sale of each part of the City Parcel;
 3. Any portion of the City Parcel that is not redeveloped within four years of the date of conveyance of the City Parcel by the City to the CRA, will revert to the City.
- After the Project Site is conveyed to the Redeveloper the remaining 129,453 square-feet of Block 844, Lot 13 (“Remainder of the City Parcel”) will be made available for future retail development.

Purpose of Resolution:

To accept conveyance of a property from the City.

04-09-14B (cont'd)

Award Process:

N/A

Cost Not To Exceed:

N/A

Total Project Cost:\$1.2 million

Source of Funds:

The Redeveloper will pay all costs associated with the transaction.

04-09-14B

**Resolution Authorizing the City of Camden Redevelopment Agency to Accept
the Conveyance of Property Designated on the City of Camden Tax Map
as Block 844, Lot 13 from the City of Camden in the Cramer Hill Redevelopment Area
for the Development of a Family Dollar Store and Other Retail Stores**

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

WHEREAS, the Council of the City of Camden (the “City Council”) adopted, in accordance with the Local Redevelopment and Housing Law, 40A: 12A-1 et seq. (“LRHL”), an ordinance approving the Cramer Hill Redevelopment Plan (“Plan”) as to certain land in the Cramer Hill Neighborhood of the City of Camden more particularly described therein (collectively, the “Redevelopment Area”); and

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

WHEREAS, the Plan authorizes the CRA to designate and enter into agreements with redevelopers to undertake redevelopment projects forming a part of or in furtherance of the Plan; and

WHEREAS, Boos States Development, LLC (the “Redeveloper”) proposes to undertake the redevelopment of a Family Dollar Store (the “Redevelopment Project”) on a 48,272 square foot portion of Block 844 Lot 13 (“Project Site”) located in the Redevelopment Area in accordance with the Plan; and

04-09-14B (cont'd)

WHEREAS, by Resolution 03-12-14 F, the CRA designated the Redeveloper as the redeveloper of the Project Site for purposes of completing the Redevelopment Project which the CRA has determined to be an appropriate and desired use of the Project Site and to be in accordance with the Plan; and

WHEREAS, the remaining 129,453 square feet of Block 844 Lot 13 ("Remainder of the City Parcel") will be made available for future retail development by a redeveloper to be selected by future action of the CRA; and

WHEREAS, the City of Camden (the "City") is the title owner of Block 844 Lot 13 ("City Parcel"); and

WHEREAS, the City Council has introduced an ordinance which would authorize conveyance of the City Parcel to the CRA without any immediate payment by the CRA subject to the following conditions:

1. The CRA will convey the Project Site to the Redeveloper pursuant to a redevelopment agreement;
2. The CRA will pay to the City 50% of the proceeds of sale from the sale of each part of the City Parcel;
3. Any portion of the City Parcel that is not redeveloped within four years of the date of conveyance of the City Parcel by the City to the CRA, will revert to the City.

and

WHEREAS, the CRA has determined that it is in the best interests of the CRA and the City for the CRA to accept conveyance of the City Parcel from the City of Camden subject to the conditions set forth above in order to facilitate the proposed Redevelopment Project and the future redevelopment of the Remainder of the City Parcel.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency, that the Executive Director, a duly authorized representative of the City of City of Camden Redevelopment Agency, upon the adoption by the City of Camden of the above referenced ordinance, is hereby authorized and directed to accept conveyance of the

04-09-14B (cont'd)

City Parcel without any immediate payment by the CRA subject to the following conditions:

1. The CRA the will convey the Project Site to the Redeveloper pursuant to a redevelopment agreement;
2. The CRA will pay to the City 50% of the proceeds of sale from the sale of each part of the City Parcel and
3. Any portion of the City Parcel that is not redeveloped within four years of the date of conveyance of the City Parcel by the City to the CRA, will revert to the City; and

BE IT FURTHER RESOVED 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
Marilyn Torres			
Vance Bowman			
Edgardo Garcia			
Kenwood Hagamin, Jr.			
Bryan Morton			
Louis Quinones			
Jose Vazquez			

Marilyn Torres
Chairperson

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.: 04-09-14C

Companion Resolution # 1

Resolution Title:

Resolution Terminating the Redeveloper Designation of The Cooper Health System, a New Jersey Nonprofit Corporation, for Block 1404, Lots 28 and 30 and Block 1407, Lots 1, 4, 50 and 51 on the Camden Tax Map Located in the Cooper Plaza Redevelopment Area and Terminating an Option for Redevelopment Agreement between CRA and The Cooper Health System in Connection with Such Property

Project Summary:

1. By Resolution 06-27-13F, the CRA authorized an Option for Redevelopment Agreement between CRA and The Cooper Health System, a New Jersey Nonprofit Corporation (“Cooper”) for certain property owned by the CRA and designated as Block 1404, Lots 28 and 30 and Block 1407, Lots 1, 4, 50 and 51 on the official tax map of the City of Camden, County of Camden, State of New Jersey (the “CRA Parcels”) which Cooper proposed be redeveloped for educational, health sciences and/or retail uses.
2. By Resolution 08-01-13A, the CRA designated Cooper as the redeveloper of the CRA Parcels.
3. Effective September 26, 2013 the CRA and Cooper entered into an Option Agreement with the CRA which granted Cooper, the right to exercise an option to enter into a redevelopment agreement with the CRA for Cooper’s proposed project on the CRA Parcels (the “Option Agreement”)
4. After the execution of the Option Agreement but prior to the execution of any Redevelopment Agreement, Cooper and Broadway Housing Partners, LLC, (“BHP”) an unrelated developer entity, identified the CRA Parcels along with adjacent parcels an appropriate site for the development by BHP of residential apartment buildings intended for medical students and medical residents and/or for retail uses (the “BHP Project”).
5. Cooper is willing to a) terminate its designation as redeveloper of the CRA Parcels, b) terminate the Option Agreement and c) terminate its rights under Resolution 06-27-13F at no cost or expense to the CRA in order to allow the BHP Project to proceed.

04-09-14C (cont'd)

Purpose of Resolution:

1. To terminate Cooper's redeveloper designation as to the CRA Parcels.
2. To terminate the Option Agreement and Cooper's rights under Resolution 06-27-13F.

Award Process:

N/A

Cost Not To Exceed:

N/A

Total Project Cost: \$____.00

04-09-14-C

**Resolution Terminating the Redeveloper Designation of The Cooper Health System,
a New Jersey Nonprofit Corporation, for Block 1404, Lots 28 and 30
and Block 1407, Lots 1, 4, 50 and 51 on the Camden Tax Map
Located in the Cooper Plaza Redevelopment Area and Terminating
an Option for Redevelopment Agreement between CRA and The Cooper Health System
in Connection with Such Property**

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

WHEREAS, the City Council of the City of Camden (“City Council”) on June 23, 2005, adopted, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”), the Cooper Plaza Redevelopment Plan (the “Plan”) as to certain land within the City of Camden more particularly described therein (the “Redevelopment Area”); and

WHEREAS, the 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 Plan authorizes the CRA to designate and enter into agreements with redevelopers to undertake redevelopment projects forming a part of or in furtherance of the Plan; and

WHEREAS, By Resolution 06-27-13F, the CRA authorized an Option for Redevelopment Agreement between CRA and The Cooper Health System, a New Jersey Nonprofit Corporation (“Cooper”) for certain property owned by the CRA and designated as Block 1404, Lots 28 and 30 and Block 1407, Lots 1, 4, 50 and 51 on the official tax map of the City of Camden, County of Camden, State of New Jersey (“the CRA Parcels”) which Cooper proposed be redeveloped for educational, health sciences and/or retail uses.

04-09-14C (cont'd)

WHEREAS, by Resolution 08-01-13A the CRA designated Cooper as the redeveloper under the Redevelopment Law of the CRA Parcels.

WHEREAS, the CRA entered into an Option for Redevelopment Agreement with Cooper effective September 26, 2013 (the "Option Agreement"), which granted Cooper the right to exercise an option to enter into a redevelopment agreement with the CRA for Cooper's proposed project on the CRA Parcels; and

WHEREAS, after the execution of the Option Agreement but prior to the execution of any Redevelopment Agreement, Cooper and Broadway Housing Partners, LLC, ("BHP") an unrelated developer entity, identified the CRA Parcels along with adjacent parcels designated as Block 1403, Lot 1; Block 1404, Lots 25, 26, 27, 29, 31 & 32 on the official tax map of the City of Camden, County of Camden, State of New Jersey (controlled by Cooper and/or BHP) as an appropriate site for the development by BHP of residential apartment buildings intended for medical students and medical residents and/or for retail uses (the "BHP Project").

WHEREAS, Cooper is willing to a) terminate its designation as redeveloper of the CRA Parcels, b) terminate the Option Agreement and c) terminate its rights under Resolution 06-27-13F at no cost or expense to the CRA in order to allow the BHP Project to proceed; and

WHEREAS, CRA finds that the BHP Project is an appropriate use of the CRA Parcels and a desirable and needed project and agrees with the proposed change of redevelopers and change of project for the CRA Parcels.

WHEREAS, before the CRA can designate BHP as the replacement redeveloper under the Redevelopment Law for BHP's Proposed redevelopment project and enter into a redevelopment agreement with BHP the CRA must terminate Cooper's designation as redeveloper and Cooper and the CRA must terminate the Option Agreement and Cooper's rights under Resolution 06-27-13F.

04-09-14C (cont'd)

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the City of Camden Redevelopment Agency that the designation of The Cooper Health System, a New Jersey Nonprofit Corporation as redeveloper of the property known as Block 1404, Lots 28 and 30 and Block 1407, Lots 1, 4, 50 and 51 on the official tax map of the City of Camden, County of Camden, State of New Jersey pursuant to Resolution 08-01-13A is hereby terminated and of no further force and effect;

BE IT FURTHER RESOLVED that the rights of The Cooper Health System, a New Jersey Nonprofit Corporation to enter into an Option for Redevelopment Agreement pursuant to Resolution 06-27-13F are hereby terminated and of no further force and effect; and

BE IT FURTHER RESOLVED, that the Executive Director, a duly authorized representative of the City of Camden Redevelopment Agency, is hereby authorized and directed to enter into an agreement with Cooper Health System, a New Jersey Nonprofit Corporation, on terms and conditions acceptable to the Executive Director, to terminate the above referenced Option Agreement; and

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

04-09-14C (cont'd)

ON MOTION OF:

SECONDED BY:

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres			
Vance Bowman			
Edgardo Garcia			
Kenwood Hagamin, Jr.			
Bryan Morton			
Louis Quinones			
Jose Vazquez			

Marilyn Torres
Chairperson

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.: 04-09-14D

Companion Resolution # 2

Resolution Title:

Resolution Designating Broadway Housing Partners, LLC, as Redeveloper of Block 1403, Lot 1; Block 1404, Lots 25, 26, 27, 28, 29, 30, 31 and 32; and Block 1407, Lots 1,4, 50 and 51 on the Tax Map of the City of Camden Located in the Cooper Plaza Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper for a Housing and Retail Redevelopment Project on Such Property

Project Summary:

1. Broadway Housing Partners, LLC (“BHP”) proposes to develop a 62,500 square foot residential and commercial retail redevelopment project on property designated on the City of Camden Tax Map as Block 1403, Lot 1; Block 1404, Lots 25, 26, 27, 28, 29, 30, 31 & 32; and Block 1407, Lots 1, 4, 50 & 51 (the “Project Site”) and located within the Cooper Plaza Redevelopment Area. The Project Site is located along the Broadway commercial corridor from Benson Street to Berkley.
2. As proposed, the development’s 56 apartments (consisting of 102 beds) will be made available to medical students and employees of Cooper Medical School of Rowan University. The current proposal also provides for 15,000 +/- square foot of retail space for 3 retail uses on the ground floors. Rowan will provide a 20-year lease guarantee for those apartments occupied by medical students (the “Project”).
3. Of the Project Site, Block 1404, Lots 28 & 30 and Block 1407, Lots 1, 4, 50 & 51 are owned by the CRA (“the CRA Parcels”). CRA, in a companion resolution, terminated the designation of The Cooper Health System as redeveloper of the CRA Parcels and terminated a related option agreement all with the consent of Cooper.
4. The remaining properties that constitute the Project Site (Block 1403, Lot 1; Block 1404, Lots 25, 26, 27, 29, 31 & 32) are owned by third parties, and BHP will acquire those parcels directly from the third parties to complete the Project Site.
5. This resolution proposes to designate Broadway Housing Partners, LLC as the Redeveloper for the Project Site and to authorize a Redevelopment Agreement between CRA and BHP for the completion of the Project.
6. Pursuant to the proposed redevelopment agreement the CRA Parcels will be sold to BHP for the full appraised value of \$126,000.00, plus reasonable redevelopment fees.
7. The proposed Redevelopment Agreement between CRA and BHP, in substantial form, is attached as Exhibit “A.”

04-09-14D (cont'd)

Purpose of Resolution:

1. To designate redeveloper.
2. To authorize the execution of the attached redevelopment agreement.

Award Process:

N/A

Cost Not to Exceed:

N/A

Total Project Cost:

\$13,800,000 Million

04-09-14D

**Resolution Designating Broadway Housing Partners, LLC, as Redeveloper
of Block 1403, Lot 1; Block 1404, Lots 25, 26, 27, 28, 29, 30, 31 and 32;
and Block 1407, Lots 1, 4, 50 and 51 on the Tax Map of the City of Camden
Located in the Cooper Plaza Redevelopment Area and Authorizing a Redevelopment
Agreement with the Redeveloper for
a Housing and Retail Redevelopment Project on Such Property**

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

WHEREAS, the City Council of the City of Camden (“City Council”) on June 23, 2013, adopted, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”), the Cooper Plaza Redevelopment Plan (the “Plan”) as to certain land within the City more particularly described therein (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 Plan authorizes the CRA to designate and enter into an agreement with a redeveloper to undertake a redevelopment project forming a part of or in furtherance of the Plan; and

WHEREAS, Broadway Housing Partners, LLC (“BHP”) proposes to develop a 62,500 square foot residential and commercial retail redevelopment project on property designated as Block 1403, Lot 1; Block 1404, Lots 25, 26, 27, 28, 29, 30, 31 & 32; and Block 1407, Lots 1, 4, 50 & 51 on the official tax map of the City of Camden, County of Camden, State of New Jersey (the “Project Site”) and located within the Cooper Plaza Redevelopment Area; and

04-09-14D (cont'd)

WHEREAS, BHP proposes to redevelop the Project Site, , by constructing, rehabilitating and converting six buildings into 56 residential apartment units for medical students and employees of the Cooper Medical School of Rowan University and 15,000 +/- square feet of commercial retail space on the ground floors of such buildings at the Project Site (collectively, the "Project"); and

WHEREAS, the residential and retail uses proposed are permitted uses under the Redevelopment Plan; and

WHEREAS, the CRA deems the proposed use of the Project Site to be an appropriate use of the Project Site that is consistent with the Plan and that it is in the best interests of the CRA and the City to facilitate the proposed redevelopment of the Project Site; and

WHEREAS, of the Project Site, Block 1404, Lots 28 & 30 and Block 1407, Lots 1, 4, 50 & 51 are owned by the CRA ("the CRA Parcels"); and

WHEREAS, CRA, in a companion resolution, adopted on the same day as this resolution terminated the prior designation of The Cooper Health System as redeveloper of the CRA Parcels and terminated a related option agreement all with the consent of Cooper.

WHEREAS, the remaining properties that constitute the Project Site (Block 1403, Lot 1; Block 1404, Lots 25, 26, 27, 29, 31 & 32) are owned by third parties, and BHP will acquire those parcels directly from third parties to complete the Project Site; and

WHEREAS, CRA desires, in accordance with the Redevelopment Law, to designate Broadway Housing Partners, LLC as the Redeveloper of the Project Site for the Project and to authorize the execution of a Redevelopment Agreement between the CRA and Broadway Housing Partners , LLC for the Project, which is attached in substantial form as Exhibit "A" (the "Redevelopment Agreement"); and

04-09-14D (cont'd)

WHEREAS, the CRA will, in accordance with the terms of the Redevelopment Agreement, sell the CRA Parcels to BHP for the appraised value of the properties and all of the CRA's reasonable costs associated with the transaction in order to allow BHP to develop the Project.

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the City of Camden Redevelopment Agency that Broadway Housing Partners, LLC is hereby designated, pursuant to the Redevelopment Law, as the Redeveloper of the Project Site to undertake the Project; and

BE IT FURTHER RESOLVED, that the Executive Director, a duly authorized representative of the City of Camden Redevelopment Agency, is hereby authorized to enter into a Redevelopment Agreement with Broadway Housing Partners, LLC that is in substantially the form attached hereto as **Exhibit "A"** (the "Redevelopment Agreement") and to perform the obligations of the CRA under the Redevelopment Agreement including the sale to the Redeveloper of the CRA Parcels in accordance with the agreement provided that the Executive Director may, in her judgment, make such changes to the form of the Redevelopment Agreement attached hereto as **Exhibit A** as she may deem necessary and in the best interests of the CRA and the City; and

BE IT FURTHER RESOLVED, that the Executive Director is hereby authorized to execute all documents necessary for the CRA to perform its obligations under the Redevelopment Agreement, including without limitation the deed and all affidavits required for the conveyance of the CRA Parcels to the Redeveloper; and

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

04-09-14D (cont'd)

ON MOTION OF:

SECONDED BY:

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres			
Vance Bowman			
Edgardo Garcia			
Kenwood Hagamin, Jr.			
Bryan Morton			
Louis Quinones			
Jose Vazquez			

Marilyn Torres
Chairperson

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.: 04-09-14E

Resolution Title:

Resolution Authorizing (a Redevelopment Agreement with Cooper Lanning Square

Renaissance School Facilities, Inc. for the Construction,
Rehabilitation, and Equipping of One or More Educational Facilities, and/or Open Space
on Block 192, Lots 21-24, 26-29 and 30-34 on the Tax Map of the City of Camden
Located in the Lanning Square Redevelopment Area

Project Summary:

1. CRA, by Resolution 08-01-13C, designated Cooper Lanning Square Renaissance School Facilities, Inc. as Redeveloper (“Redeveloper”) for property designated as Block 192, Lots 21-24, 26-29 and 30-34 on the City of Camden Tax Map, in the Lanning Square Redevelopment Area (the “Project Site”). The CRA is the current owner of the entire Project Site. The Redeveloper proposes to develop one or more new educational facilities and/or open space uses (the “Project”) on the Project Site for the benefit of the residents of the Lanning Square neighborhood and the City of Camden.
2. The Project, also known as the KIPP Cooper Norcross Academy at Lanning Square, is the State’s first renaissance public charter school established under the Urban Hope Act.
3. CRA, by Resolution 08-01-13D, authorized an Option for Redevelopment Agreement between CRA and the Redeveloper and the parties entered into such an agreement effective September 26, 2013. .
4. Redeveloper has now advised that it desires to enter into a redevelopment agreement with CRA for the development of the Project. Redeveloper’s proposal includes the use of temporary trailers on the Project Site for the temporary operation of classrooms and educational facilities prior to the completion/rehabilitation of permanent buildings on the Project Site.
5. The Project Site will be sold to the Redeveloper for the full appraised value of \$126,000.00, plus reasonable redevelopment fees.
6. The proposed Redevelopment Agreement in substantial form is attached as Exhibit “A.”

04-09-14E (cont'd)

Purpose of Resolution:

To authorize the execution of the attached redevelopment agreement

Award Process:

N/A

Cost Not To Exceed:

N/A

Total Project Cost:

\$ 45 Million to build out School Site

**Resolution Authorizing a Redevelopment Agreement
with Cooper Lanning Square Renaissance School Facilities, Inc.
for the New Construction, Rehabilitation, and Equipping of One or More
Educational Facilities, and/or Open Space on Block 192, Lots 21-24, 26-29 and 30-34
on the Tax Map of the City of Camden in the Lanning Square Redevelopment Area**

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

WHEREAS, the City Council of the City of Camden ("City Council") on March 8, 2011 adopted, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), the Lanning Square Redevelopment Plan (the "Plan") as to certain land within the City more particularly described therein (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 Plan authorizes the CRA to designate and enter into an agreement with a redeveloper to undertake a redevelopment project forming a part of or in furtherance of the Plan; and

WHEREAS, by Resolution 08-01-13C the CRA designated Cooper Lanning Square Renaissance School Facilities, Inc. ("Redeveloper") as the redeveloper of certain real property within the Redevelopment Area designated as Block 192, Lots 21-24, 26-29 and 30-34 on the official tax map of the City of Camden, County of Camden, State of New Jersey (collectively, the "Project Site") ; and

WHEREAS, The CRA is the current owner of the entire Project Site; and

04-09-14E (cont'd)

WHEREAS, the Redeveloper proposes to develop one or more new educational facilities and/or open space uses (the "Project") on the Project Site for the benefit of the residents of the Lanning Square neighborhood and the City of Camden; and

WHEREAS, the Project, also known as the KIPP Cooper Norcross Academy at Lanning Square, is the State's first renaissance public charter school established under the Urban Hope Act; and

WHEREAS, CRA, by Resolution 08-01-13D, authorized an Option for Redevelopment Agreement between CRA and the Redeveloper and the parties entered into such an agreement effective September 26, 2013 (the "Option Agreement"); and

WHEREAS, Redeveloper has now advised that it desires to exercise its rights under the Option Agreement and desires to enter into a redevelopment agreement with CRA for the development of the Project.; and

WHEREAS, the Project Site will be sold to the Redeveloper for the full appraised value of \$126,000.00, plus reasonable redevelopment fees.

WHEREAS, the development of new educational facilities and/or open space uses are permitted uses under the Plan;

WHEREAS, the CRA deems the proposed use of the Project Site to be an appropriate use of the property that is consistent with the Plan and that it is in the best interests of the CRA and the City to facilitate the proposed redevelopment of the Project Site; and

WHEREAS, the CRA desires, in accordance with the Redevelopment Law, to authorize the execution of a Redevelopment Agreement between the CRA and Redeveloper for the Project which is attached in substantial form as Exhibit A (the "Redevelopment Agreement"); and

WHEREAS, the CRA will, in accordance with the terms of the Redevelopment Agreement, sell the Project Site to Redeveloper in order to allow Redeveloper to develop the Project.

04-09-14E (cont'd)

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the City of Camden Redevelopment Agency ("CRA") that the Executive Director of the CRA, a duly authorized representative of the CRA, is hereby authorized to enter into a Redevelopment Agreement with tCooper Lanning Square Renaissance School Facilities, Inc. that is in substantially the form attached hereto as **Exhibit A** (the "Redevelopment Agreement") and to perform the obligations of the CRA under the Redevelopment Agreement including the sale to the Redeveloper of the Project Site in accordance with the Redevelopment Agreement, provided the Executive Director may, in her judgment, make such changes to the form of the Redevelopment Agreement attached hereto as **Exhibit A** as she may deem necessary and in the best interest of the CRA and the City of Camden;

BE IT FURTHER RESOLVED, that the Executive Director, or her designee, is hereby authorized to execute all documents necessary for the CRA to perform its obligations under the Redevelopment Agreement, including without limitation the deed and all affidavits required for the conveyance of the Project Site to the Redeveloper; and

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

04-09-14E (cont'd)

ON MOTION OF:

SECONDED BY:

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres			
Vance Bowman			
Edgardo Garcia			
Kenwood Hagamin, Jr.			
Bryan Morton			
Louis Quinones			
Jose Vazquez			

Marilyn Torres
Chairperson

ATTEST:

Saundra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta, Esq.
Board Counsel

04-09-14F

**Resolution Designating M&M Development, LLC, as Redeveloper of Block 75, Lot 7
of the City of Camden Tax Map (known as the Pierre Building)
Located in the Downtown Redevelopment Area, and Authorizing the Execution
of a Cost Agreement and the Execution of an Option for Redevelopment Agreement
for Such Property**

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

WHEREAS, the City Council of the City of Camden (“City Council”) on September 22, 2005, adopted, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”), the Downtown Redevelopment Plan (the “Plan”) as to certain land within the City more particularly described therein (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 Plan authorizes the CRA to designate and enter into an agreement with a redeveloper to undertake a redevelopment project forming a part of or in furtherance of the Plan; and

WHEREAS, the CRA is the owner of property designated as Block 75, Lot 7 on the official tax map of the City of Camden, County of Camden, and State of New Jersey located at 304 – 306 Cooper Street, (the “Project Site”) which is known as the Pierre Building and located within the Redevelopment Area; and

04-09-14F (cont'd)

WHEREAS, CRA by RFP solicited proposals from qualified developers for the redevelopment of the historic Pierre Building and as result of this procurement M&M Development, LLC (“M&M”) has been identified as a qualified developer with a feasible plan for redeveloping the Pierre Building; and

WHEREAS, M&M and/or its permitted assignee (the “Redeveloper”) propose to undertake the rehabilitation of the National Register-Listed Pierre Building, into a 3,900 square foot 6-story apartment building, for 29 market rate apartments, plus amenities in conformance with the city, state, and federal historic preservation regulations and/or requirements (the “Project”).

WHEREAS, the residential use proposed is permitted uses under the Plan; and

WHEREAS, the CRA deems the proposed use of the Project Site to be an appropriate use of the property that is consistent with the Plan and that it is in the best interests of the CRA and the City to facilitate the proposed redevelopment of the Project Site; and

WHEREAS, the CRA desires, in accordance with the Redevelopment Law, to designate the Redeveloper as the redeveloper of the Project Site for the Project and to authorize the execution of a cost agreement and option for development agreement with the Redeveloper; and

WHEREAS, under the proposed Cost Agreement with the CRA the Redeveloper would agree to pay the CRA for its costs and expenses, including appraisal, environmental studies, and/or legal costs, incurred in connection with the negotiation of a proposed option for redevelopment agreement for the Redevelopment Project; and

WHEREAS, Redeveloper proposes to enter into an Option for Redevelopment Agreement that would grant the Redeveloper, , the right to exercise an option to enter into a redevelopment agreement with CRA for the Project, providing the Redeveloper a period of time in which to engage in additional due diligence activities to determine if the Project Site is suitable for redevelopment, and if exercised to redevelop the Project (the “Option For Redevelopment Agreement”); and

04-09-13F (cont'd)

WHEREAS, the proposed term of the Option for Redevelopment Agreement is one (1) year from the date of the execution of the Agreement and the proposed fee for the option is Ten Thousand Dollars (\$10,000.00), which is non-refundable and would not be applied to the purchase price of the Project Site; and

WHEREAS, any proposed redevelopment agreement for the Project would be subject to review and approval by the CRA Board of Commissioners by separate action of the Board.

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the City of Camden Redevelopment Agency (the "CRA") that M&M Development, LLC and/or its permitted assignees (the "Redeveloper") is hereby designated, pursuant to the Redevelopment Law, as the redeveloper of the Project Site to undertake the Project; and

BE IT FURTHER RESOLVED, that the Executive Director, a duly authorized representative of the CRA, is hereby authorized and directed to negotiate and enter into a Cost Agreement with the Redeveloper which will obligate the Redeveloper to pay the appraisal, environmental studies, and/or legal costs that CRA incurs in connection with the negotiation of a proposed Option for Redevelopment Agreement; and

BE IT FURTHER RESOLVED, that the Executive Director, a duly authorized representative of the CRA, is hereby authorized and directed to negotiate and enter into an Option for Redevelopment Agreement with the Redeveloper for a term of one (1) year from the effective date of the execution of the Option Agreement and for an option fee of Ten Thousand Dollars (\$10,000.00), which would be non-refundable and not applied to the purchase price of the Project Site; and

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

04-09-13F (cont'd)

ON MOTION OF:

SECONDED BY:

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres			
Vance Bowman			
Edgardo Garcia			
Kenwood Hagamin, Jr.			
Bryan Morton			
Louis Quinones			
Jose Vazquez			

Marilyn Torres
Chairperson

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.: 04-09-14G

Resolution Title:

Resolution Authorizing a Remedial Work Management Agreement with the City of Camden, Respond, Inc., and Meadows at Pyne Poynt, LP for Property Designated as Block 746, Lots 16, 47, and part of 45 and 46 on the Tax Map of the City of Camden

Project Summary:

1. Respond Inc. ("Respond") and Meadows at Pyne Poynt, LP have developed a 40-unit Special Needs, Affordable Housing Project known as The Meadows at Pyne Poynt (the "Project") on a 2 acre site between 4th and 5th Streets, along Erie and Byron Streets on property designated as Block 746, Lots 16, 47, and part of 45 and 46 on the City of Camden tax map, which property is part of the Knox Gelatin site in North Camden (the "Project Site").
2. The Project Site is currently owned by the City of Camden. The City currently leases the Site to Respond, pursuant to a Ground Lease Agreement effective March 2, 2011. Respond, in turn, subleases the Project Site to the Meadows at Pyne Poynt, LP (the "Developer"), an affiliate of Respond and the Ingerman Group, for development of the Meadows at Pyne Poynt, an NSP2 affordable housing project.
3. The Project Site was environmentally contaminated. Respond contracted with Ingerman Construction Company for the environmental remediation of the Site. The Developer and Respond oversaw the environmental remediation of the Site, in accordance with the Remedial Action Work Plan approved by the NJ Department of Environmental Protection ("NJDEP").
4. The terms of the Ground Lease provide that the City will transfer the Project Site to Respond once the environmental remediation is completed and the NJDEP issues a Response Action Outcome. NJDEP requires that the property owner record a Deed Notice, which requires the Owner to restrict the use of certain portions of the Property, to monitor and maintain the engineering controls on the Property and to provide biennial certifications to the NJDEP.
5. Respond and the Developer expect a Response Action Outcome notice to be issued shortly.
6. This resolution proposes the authorization of a Remedial Work Management Agreement (the "Agreement") with the City, CRA, Respond and the Developer for the Project Site prior to the City's transfer of title to Respond.
7. Pursuant to the Agreement, among other things, the CRA will act as the City's agent in securing a Hazardous Discharge Site Remediation Fund ("HDSRF") grant for the remediation of the City-owned Site and Respond, through its contractor, Ingerman Construction Company will remediate the Site in accordance with applicable

regulations of the NJDEP.

Project Summary 04-09-14G (cont'd)

8. The Agreement will provide that CRA will be responsible for disbursing the HDSRF funds in accordance with the terms of the HDSRF Grant agreement, and CRA will be authorized to disburse HDSRF funds directly to Respond or the contractor that did the remediation, Ingerman Construction Company.
9. The Agreement will provide that Respond and the Developer will agree to be primarily responsible for complying with the terms of the Deed Notice and agree to indemnify the City and CRA from any actions arising from the failure of Respond and the Developer to comply with the terms of the Deed Notice.
10. The Agreement also will provide that Respond and the Developer will indemnify the City and the CRA for all claims arising from Respond and Developer's operation of the Property, or any claim asserted in connection with the violation of or any remediation required by any environmental law.
11. A similar resolution, authorizing the Remedial Work Management Agreement will be presented to the City Council of Camden at its April 8, 2014 Meeting.

Purpose of Resolution:

To authorize a Remedial Work Management Agreement for the Meadows at Pyne Poynt Property.

Award Process:

N/A

Cost Not To Exceed:

N/A

Total Project Cost:

N/A

04-09-14G

Resolution Authorizing a Remedial Work Management Agreement with the City of Camden, Respond, Inc., and Meadows at Pyne Poynt, LP for Property Designated as Block 746, Lots 16, 47, and part of 45 and 46 on the Tax Map of the City of Camden

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

WHEREAS, the Camden Brownfields Program and the New Jersey Department of Environmental Protection place a priority on the investigation, remediation and redevelopment of contaminated sites located in the North Camden Brownfield Development Area (“BDA”); and

WHEREAS, the Knox Gelatin Site is located between 4th and 5 Streets and between Erie Street and the Back Channel of the Delaware River in the North Camden Brownfield Development Area and is owned by the City of Camden; and

WHEREAS, Respond, Inc. (“Respond”) and Meadows at Pyne Poynt, LP (the “Developer”) have developed 40 units of Special Needs Affordable Housing known as the Meadows at Pyne Poynt (the “Project”) on an approximately 2 acre portion of the Knox Gelatin Site, located between 4th and 5th Streets and Erie and Byron Streets, designated as Block 746, Lots 16, 47, and part of 45 and 46 on the official tax map of City of Camden, County of Camden, State of New Jersey (the “Project Site”); and

WHEREAS, the City leases the Project Site to Respond, pursuant to a Ground Lease Agreement effective March 2, 2011, and Respond, in turn, subleases the Project Site to the Meadows at Pyne Poynt, LP (the “Developer”), an affiliate of Respond and the Ingerman Group, for development of the Meadows at Pyne Poynt, an NSP2 affordable housing project; and

04-09-14G (cont'd)

WHEREAS, the Project Site was environmentally contaminated, and Respond contracted with Ingerman Construction Company for the environmental remediation of the Site, and the Developer and Respond oversaw the environmental remediation of the Site, in accordance with the Remedial Action Work Plan approved by the NJ Department of Environmental Protection (“NJDEP”); and

WHEREAS, the terms of the Ground Lease provide that the City will transfer the Project Site to Respond once the environmental remediation is completed and the NJDEP issues a Response Action Outcome.

WHEREAS, NJDEP requires that the property owner record a Deed Notice, which requires the Owner to restrict the use of certain portions of the Property, to monitor and maintain the engineering controls on the Property and to provide biennial certifications to the NJDEP; and

WHEREAS, Respond and the Developer expect a Response Action Outcome notice to be issued shortly; and

WHEREAS, the CRA desires that a Remedial Work Management Agreement (the “Agreement”) be entered into with the City, Respond, and the Developer for the Project Site prior to the City’s transfer of title to Respond; and

WHEREAS, pursuant to such Agreement, among other things, the CRA will act as the City’s agent in securing a Hazardous Discharge Site Remediation Fund (“HDSRF”) grant for the remediation of the City-owned Site and Respond, through its contractor, Ingerman Construction Company will remediate the Site in accordance with applicable regulations of the NJDEP; and

WHEREAS, the CRA will be responsible for disbursing the HDSRF funds in accordance with the terms of the HDSRF Grant agreement, and will be authorized to disburse HDSRF funds directly to Respond or the contractor that performed the remediation, Ingerman Construction Company; and

WHEREAS, in the Agreement Respond and the Developer will agree to be primarily responsible for complying with the terms of the Deed Notice and to indemnify the City and CRA from any actions arising from the failure of Respond and the Developer to comply with the terms of the Deed Notice; and

04-09-14G (cont'd)

WHEREAS, in the Agreement Respond and the Developer will indemnify the City and the CRA for all claims arising from Respond and Developer's operation of the Property, or any claim asserted in connection with the violation of or any remediation required by any environmental law; and

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the City of Camden Redevelopment Agency (the "CRA") that the Executive Director, a duly authorized representative of the CRA, is hereby authorized and directed to negotiate and enter into a Remedial Work Management Agreement in connection with the Meadows at Pyne Poynt Property which includes but is not limited to the following terms and conditions:

1. Pursuant to such Agreement, among other things, the CRA will act as the City's agent in securing a Hazardous Discharge Site Remediation Fund ("HDSRF") grant for the remediation of the City-owned Site and Respond, through its contractor, Ingerman Construction Company will remediate the Site in accordance with applicable regulations of the NJDEP; and
2. The CRA will be responsible for disbursing the HDRFSF funds in accordance with the terms of the HDSRF Grant agreement and CRA will be authorized to disburse HDRSF funds directly to Respond or the contractor that performed the remediation, Ingerman Construction Company; and
3. Respond and the Developer will agree to be primarily responsible for complying with the terms of the Deed Notice and agree to indemnify the City and CRA from any actions arising from the failure of Respond and the Developer to comply with the terms of the Deed Notice; and
4. Respond and the Developer will indemnify the City and the CRA for all claims arising from Respond and Developer's operation of the Property, or any claim asserted in connection with the violation of or any remediation required by any environmental law.

04-09-14G (cont'd)

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

ON MOTION OF:

SECONDED BY:

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres			
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ATTEST: _____
Saundra Ross Johnson
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