

**CITY OF CAMDEN REDEVELOPMENT AGENCY**  
**RESOLUTION SUMMARY**

Finance

Resolution No.: 08-13-14A

Resolution Title:

**Resolution Authorizing the Addition of Board Treasurer Jose Vazquez to the List of Authorized Signatories for the Agency's Deposit Accounts Held at PNC Bank and the Removal of the Prior Board Treasurer From Such List**

Project Summary:

A regular meeting of the Board of Commissioners was conducted on July 16, 2014 and a new appointment has been made for the position of Treasurer (Finance Committee Chairperson)

A revised signatory authorization is required to add the new Treasurer to the list of authorized signatories on the PNC Bank deposit accounts and to remove the prior Treasurer from such list.

On occasions when the Executive Director is unavailable and a disbursement cannot be delayed, the Finance Director may request one of the other signatories to execute a CRA check to complete the disbursement.

Purpose of Resolution: To authorize the CRA to add Commissioner Vazquez to the list of authorized signatories for the CRA bank deposit accounts and to remove the prior Treasurer from such list.

Award Process:

N/A

Cost Not To Exceed: N/A

Source of Funds: N/A

Total Project Cost: N/A

**Resolution Authorizing the Addition of Board Treasurer Jose Vazquez to the List of Authorized Signatories for the Agency's Deposit Accounts Held at PNC Bank and the Removal of the Prior Board Treasurer From Such List**

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

**WHEREAS**, to this end the CRA must conduct business on a day- to-day basis in order to carry out its mission; and

**WHEREAS**, a regular meeting of the Board of Commissioners was conducted on July 16, 2014 at which meeting Commissioner Jose Vazquez was appointed to the position of Treasurer (Finance Committee Chairperson) replacing Commissioner Bryan Morton who has resigned from the Board; and

**WHEREAS**, a revised signatory authorization is required to add the new Treasurer to the list of authorized signatories on the CRA's PNC Bank deposit accounts and to remove the prior Treasurer from such list; and

**WHEREAS**, on occasions when the Executive Director is unavailable and a disbursement cannot be delayed, the Finance Director may request one of the additional signatories to execute a CRA check to complete the disbursement.

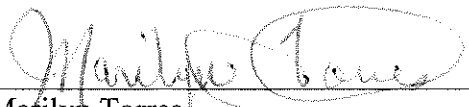
**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency that the Executive Director of the Agency, a duly authorized representative, is hereby authorized to revise the list of authorized signatories on the Agency's deposit accounts held at PNC Bank by adding Board Treasurer Jose Vazquez to the list of authorized signatories and removing the prior Board Treasurer from such list.

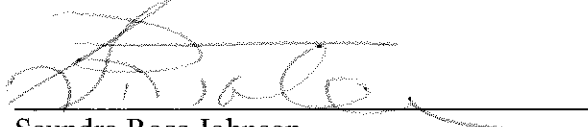
**BE IT FURTHER RESOLVED** that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

**ON MOTION OF:** Vance Bowman

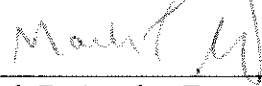
**SECONDED BY:** Jose Vazquez

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Vance Bowman	✓		
Edgardo Garcia			
Kenwood Hagamin, Jr.	✓		
Jose Vazquez	✓		

  
\_\_\_\_\_  
Marilyn Torres,  
Chairman

ATTEST:   
\_\_\_\_\_  
Saundra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.

  
\_\_\_\_\_  
Mark P. Asselta, Esq.  
Board Counsel

**CITY OF CAMDEN REDEVELOPMENT AGENCY**  
**RESOLUTION SUMMARY**

Finance

Resolution No.: 08-13-14B

Resolution Title:

**Resolution Authorizing  
a Services Agreement with Perry Resources for the  
Provision of Temporary Employment Services**

Project Summary:

The CRA has a current need for additional clerical/administrative staff in critical areas of operations for timely project execution.

It has been determined that it is in the best interest of the CRA to utilize temporary employment services to assist in addressing these critical responsibilities until permanent replacement staff is hired or staff on leave returns to work.

Purpose of Resolution: To authorize the CRA to enter into a contract with Perry Resources to provide temporary employment services.

Award Process: The CRA has solicited three (3) competitive quotes for temporary employment services.

Funding Source: CRA Operations Account

Total Project Cost: Not To Exceed: \$15,000

**Resolution Authorizing a Services Agreement with Perry Resources for the Provision of Temporary Employment Services**

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

**WHEREAS**, the activities of the Agency require administrative and/or clerical assistance with varying areas of expertise; and

**WHEREAS**, The CRA has a current need for additional clerical/administrative staff in critical areas of operations for timely project execution,; and

**WHEREAS**, it is in the best interest of the CRA to utilize temporary employment services to assist in addressing these critical responsibilities until permanent replacement staff is hired or staff on leave return to work; and

**WHEREAS**, the amount of the proposed contract for the needed services is below the applicable bid threshold; and

**WHEREAS**, the CRA has solicited three (3) competitive quotes for temporary employment services, and

**WHEREAS**, Perry Resources submitted the response to the request for quotes that was the most advantageous to the CRA, price and other factors considered,


**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency, that the Executive Director, a duly authorized representative, is hereby authorized to enter into a services agreement with Perry Resources to provide temporary employment services at a cost not to exceed Fifteen Thousand Dollars (\$15,000), and

**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:** Jose Vazquez

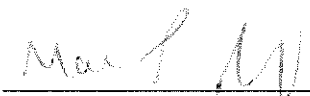
**SECONDED BY:** Vance Bowman

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Vance Bowman	✓		
Edgardo Garcia	✓		
Kenwood Hagamin, Jr.	✓		
Jose Vazquez	✓		

  
\_\_\_\_\_  
Marilyn Torres  
Chairman

ATTEST:   
\_\_\_\_\_  
Sandra 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.: 08-13-14C

Resolution Title:

**Resolution Authorizing A Construction Loan to Coopers Hill Town Homes, LLC in the amount of \$ 142,200.00 for the Coopers Hill Town House Development Project in the Cooper Plaza Redevelopment Area Under the Neighborhood Stabilization Program 2 (“NSP 2”)**

Project Summary:

1. CRA by Resolution 08-04-10C designated M&M Development, LLC as Redeveloper of the Coopers Hill Town Home Project (“Project”). M&M formed and assigned its interest in the Project to Coopers Hill Town Homes LLC, a New Jersey limited liability company (“Redeveloper”) for the purpose of developing, marketing and selling units in the Project.
2. The Redeveloper has requested a construction loan for the Project to advance Phase 3 activity for the 6 remaining town house units in the amount of \$142,200.00, which will be repayable with accrued interest at a rate of 5% from the proceeds of the sale of these units.
3. Redeveloper attributes a shortfall in the Project to the escalation in the cost of demolition and construction for completion of the 6 Phase III units. Redeveloper has submitted a request to the NJHMFA to revise the construction budget upward by \$142,200.00. The NJHMFA will consider the proposed revision at its August 14, 2014 board meeting, and if approved, amend its loan documents, thereafter.
4. TDC Budget approved at Closing:           \$ 8,791,392  
    Revised TDC:                               \$ 8,933,592  
    Budgetary Shortfall:                     \$ 142,200

**08-13-14C (cont'd)**

5. The New Jersey Housing & Mortgage Finance Agency (NJHMFA) and Collaborative Lending Initiative, Inc. (CLI, an affiliate of The Reinvestment Fund) are participating as lead lenders in the Project under the State's CHOICE Program. CHOICE provides construction financing and subsidies to write down development costs in certain markets. Of the \$ 8,791,392 total development costs, NJHMFA and CLI committed \$6,663,083 in construction and permanent financing loans. CRA by Resolution 09-01-10J did authorize and commitment NSP 2 grant funds in the amount of \$1,610,189.00 to finance development of the Project. Closings for the Project's construction loans and permanent financing were held on January 26, 2012 with the NJHMFA, CLI, and CRA. As an interim financing measure, CRA provided a NSP2 bridge loan in the amount of \$547,437.95, which the Redeveloper repaid in its entirety including principal and interest after 7 months.
6. Project Phasing:
  - 1) Phase 1 – 10 Units – construction completed.
  - 2) Phase 2 – 14 Units – construction completed.
  - 3) Phase 3 - 6 Units
7. The new CRA construction loan in the amount of \$142,200.00 will be in 3<sup>rd</sup> position after repayment of the NJHMFA and CLI construction loans. The loan will carry an annual interest rate of five percent (5%) on funds advanced under the loan to the date of repayment. The loan is to be repaid in full including principal and interest due on the earlier of the following two events: 1) with available sale proceeds after the NJHMFA and CLI construction loans have been satisfied for each completed unit remaining in Phase 3 or 2) the date that is one year from the commencement of the loan.
8. Program Income Generated by Loan: Construction lending to NSP2 developers for redevelopment purposes is an eligible NSP2 activity, and is encouraged by HUD as it allows the CRA to receive Program Income to continue neighborhood stabilization. Repayment of the \$142,200.00 construction bridge loan is considered by HUD as Program Income and 10% of the amount can be used to cover CRA's costs to administer future NSP 2 activities.

Award Process: N/A

Cost Not To Exceed: N/A

Total Project Cost: \$142,200.00

Source of Funds: NSP 2 – Program Income



**Resolution Authorizing a Construction Loan to Coopers Hill Town Homes, LLC in the Amount of \$ 142,200.00 for the Coopers Hill Town House Development Project in the Cooper Plaza Redevelopment Area Under the Neighborhood Stabilization Program 2 (“NSP 2”)**

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

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

**WHEREAS**, the CRA in its administration of HUD’s NSP 2 grant within targeted City of Camden neighborhoods and to accomplish the federal goals set forth in the legislation, must be able to enter into agreements and make loans for the purpose of financing NSP 2 eligible activities, including the acquisition, construction, rehabilitation, and demolition of properties in connection with developing housing or related projects; and

**WHEREAS**, CRA by Resolution 08-04-10C designated M&M Development, LLC, pursuant to the Redevelopment Law, as Redeveloper of the Coopers Hill Town Home Project ("Project"), and M&M formed the Coopers Hill Town Homes LLC, a New Jersey limited liability company ("Redeveloper") whose sole managing member is M&M, for the purpose of having the Redeveloper develop, market, and sell the Project; and

**WHEREAS**, the Project is the rehabilitation and new construction of thirty residential dwelling units for sale to homebuyers qualified under the NSP 2 guidelines; and

**WHEREAS**, CRA by Resolution 09-01-10J did authorize and commitment NSP 2 grant funds in the amount of \$1,610,189.00 to finance, in part, development of the Project; and

**WHEREAS**, the Redeveloper on January 26, 2012 did enter into construction loans and other agreements with the New Jersey Housing and Mortgage Finance Agency ("NJHMFA"), Collaborative Lending Initiative, Inc. ("CLI") , and CRA to complete the \$8.8 Million in financing necessary for development of the Project; and

**WHEREAS**, Redeveloper attributes a budget shortfall in the Project due to the escalation in the cost of demolition and construction; and

**WHEREAS**, Redeveloper has submitted a request to the NJHMFA to modify and revise the construction budget by increasing the amount of the budget by \$142,200.00, which will be considered by the NJHMFA at its August 14, 2014 board meeting; and

**WHEREAS**, the Redeveloper and CRA desire that the Redeveloper begin construction on Phase 3 of the Project as soon as practical; and

**WHEREAS**, the Redeveloper has requested a loan in an amount up to \$142,200.00 from NSP 2 funds to advance construction of 6 town house units in Phase 3 of the Project by utilizing the loan proceeds to cover costs related to building and site improvements on lots designated for new construction in Phase 3; and

**WHEREAS**, CRA may provide loans from the NSP 2 funds to developers for redevelopment purposes and such loan activity is an eligible use of NSP 2 funds as determined by HUD regulations.

**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 Agency, is hereby authorized to enter into a NSP 2 Construction Loan commitment with Coopers Hill Town Homes LLC to provide financing for the Coopers Hill Town Homes Project (“Project”) and to provide such financing under the terms and conditions as follow:

1. A NSP 2 Construction Loan up to \$142,200.00 is committed for use by Coopers Hill Town Homes LLC (“Redeveloper”) from NSP2 funds to advance construction build-out of six (6) residential town house units in Phase 3 of the Project. NSP 2 Loan proceeds shall be used for construction and other site improvement costs on lots designated for new construction in Phase 3 of the Project.
2. Eligible construction costs must be costs set forth in the approved development budget executed on January 26, 2012, by the Redeveloper, CRA, New Jersey Housing and Mortgage Finance Agency (“NJHMFA”), and Collaborative Lending Initiative, Inc. (“CLI”), **and as amended**, by the NJHMFA, CLI, and CRA. Payment of requests for advances is conditioned upon, among other things, satisfactory inspection and acceptance of the work by NJHMFA, CLI, and CRA.

**08-13-14C (cont'd)**

3. The applicable interest rate is five (5) % per annum on funds advanced under the loan to the date of repayment. During the term of construction loan no principal or interest will be required to be repaid.
4. The Redeveloper shall repay principal and interest of the loan in its entirety from the sales proceeds of units in Phase 3 of the Project. In terms of the priority of repayment, the new CRA NSP2 construction loan in the amount of \$142,200.00 will be in 3<sup>rd</sup> position after repayment of the NJHMFA and CLI construction loans. The NSP2 construction loan is to be repaid in full including principal and interest due on the earlier of the following two events: 1) with available sale proceeds after the NJHMFA and CLI construction loans have been satisfied for each completed unit remaining in Phase 3 or 2) the date that is one year from the commencement of the loan.
5. The funds constituting the NSP 2 Construction Loan are released to the CRA by HUD under the NSP 2 Program pursuant to a Funding Approval and Grant Agreement between HUD and CRA dated February 11, 2010 and Redeveloper shall at all times comply with the regulations established by HUD and applicable to the NSP 2 Program and the use of NSP 2 funds.

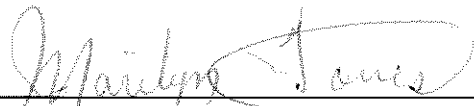
**BE IT FURTHER RESOLVED** that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

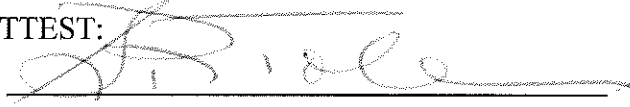
08-13-14C (cont'd)

ON MOTION OF: Jose Vazquez

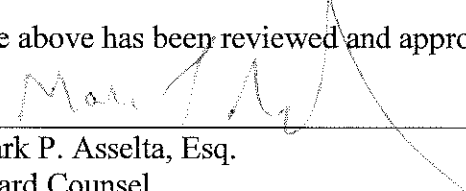
SECONDED BY: Vance Bowman

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Vance Bowman	✓		
Edgardo Garcia			
Kenwood Hagamin, Jr.	✓		
Jose Vazquez	✓		

  
\_\_\_\_\_  
Marilyn Torres  
Chairperson

ATTEST:   
\_\_\_\_\_  
Sandra 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.: 08-13-14D

Resolution Title:

**Resolution Authorizing an Amendment to a Redevelopment Agreement and  
Authorizing a Lease Agreement with Cooper Lanning Square  
Renaissance School Facilities, Inc. for the New Construction,  
Use and Operation 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 04-09-14E, authorized a Redevelopment Agreement between CRA and the Redeveloper and the parties entered into such an agreement effective June 12, 2014. Redeveloper has advised that it desires to amend the Redevelopment Agreement by extending the time in which the CRA must convey the Project Site to the Redeveloper from sixty days to one year from the effective date of the Lease Agreement.
4. With the 2014 school year fast approaching, Redeveloper is proceeding with site improvements and the installation of temporary trailers on the Project Site for the temporary operation of classrooms and educational facilities prior to the build-out and completion of permanent buildings on the Project Site.

08-13-14D (cont'd)

5. During the period leading up to conveyance of the Project Site, the Redeveloper proposes to execute a lease agreement with CRA. At the time the lease is executed, the initial lease payment made by the Redeveloper will include the CRA's reasonable costs associated with the transaction. The term of the lease will be for one year and during the term a reasonable market rate lease payment (as determined by an appraiser) will be made by Redeveloper in monthly installments.

Purpose of Resolution:

To amend certain provisions of an executed redevelopment agreement; and  
To authorize the execution of a lease agreement for the term of one year.

Award Process:

N/A

Cost Not To Exceed:

N/A

Total Project Cost:

\$ 45 Million to build out School Site

**Resolution Authorizing an Amendment to a Redevelopment Agreement and  
Authorizing a Lease Agreement with Cooper Lanning Square  
Renaissance School Facilities, Inc. for the New Construction,  
Use and Operation 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**

**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



**08-13-14D (cont'd)**

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

**WHEREAS**, 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**, CRA, by Resolution 04-09-14E, in accordance with the Redevelopment Law, authorized the execution of a Redevelopment Agreement between CRA and the Redeveloper and the parties entered into such an agreement effective June 12, 2014; and

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

**WHEREAS**, the Redeveloper desires to amend the terms of the Redevelopment Agreement by extending the time by which the CRA must convey the Project Site to the Redeveloper from sixty days to one year from the effective date of the Lease Agreement; and

**08-13-14D (cont'd)**

**WHEREAS**, CRA and the Redeveloper propose, during the period leading up to conveyance of the Project Site, to execute a lease agreement that will include an initial lease payment from the Redeveloper to CRA in an amount equivalent to the CRA's reasonable costs in accordance with the terms of the executed Redevelopment Agreement which payment will be made at the time of the execution of the lease; and

**WHEREAS**, the term of the lease will be for one year and during the term of the lease a reasonable lease payment (as determined by an appraiser) will be paid by the Redeveloper to CRA in monthly installments.

**NOW, THEREFORE, BE IT RESOLVED**, by the governing body of the City of Camden Redevelopment Agency that the Executive Director of the CRA, a duly authorized representative of the CRA, is hereby authorized to amend the terms of the Redevelopment Agreement with Cooper Lanning Square Renaissance School Facilities, Inc. dated June 12, 2014 by extending the time in which the CRA must convey the Project Site to the Redeveloper from sixty days to one year from the effective date of Lease Agreement.

**BE IT FURTHER RESOLVED**, by the governing body of the CRA that the Executive Director of the CRA, is hereby authorized to enter into a Lease Agreement with the Redeveloper which will include an initial lease payment in an amount equivalent to the CRA's reasonable costs in accordance with the terms of the Redevelopment Agreement between CRA and the Redeveloper for the Project Site, which lease shall be for a term of one year and include monthly lease payments paid by the Redeveloper to the CRA as determined by an appraiser; and

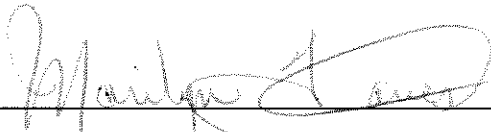
08-13-14D (cont'd)

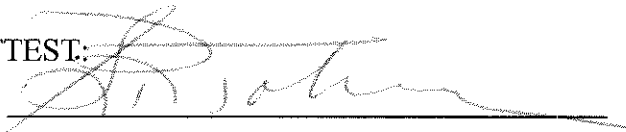
**BE IT IS FURTHER RESOLVED**, that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute any and all other documents necessary to effectuate the purposes of this resolution.

**ON MOTION OF:** Jose Vazquez

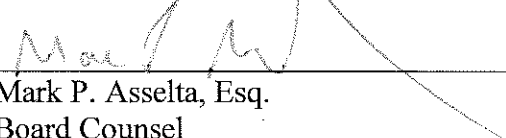
**SECONDED BY:** Vance Bowman

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Vance Bowman	✓		
Edgardo Garcia	✓		
Kenwood Hagamin, Jr.	✓		
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**

Economic Development

Resolution No.: 08-13-14E

Resolution Title:

**Resolution Authorizing an Application for and Acceptance of a Grant  
in the Amount of \$206,000 from the Hazardous Discharge Site Remediation Fund  
for Supplemental Remedial Investigation of the Camden Waterfront –East Village  
Site (Known as Block 81.06, Lots 3.01 and 3.02 and Block 80, Lot 5  
of the Camden City Tax Map)**

Project Summary:

- The East Village Site is located on the Camden Waterfront, south of Campbell's Field, north of Market Street and between the Delaware River and Delaware Avenue
- Currently the parcels are used as surface parking for Rutgers University and for the Adventure Aquarium. The Waterfront Master Plan calls for these parcels to be developed as market-rate townhouses.
- The New Jersey Department of Environmental Protection (DEP) previously awarded the CRA grants in the amount of \$217,074.00 for the initial round of remedial investigations, and two supplemental grants of \$98,995.00 and \$94,345 for additional investigations
- During the course of latest investigations, the DEP determined that further sampling and delineation were needed.
- The CRA is not required to provide any matching funds for this grant.

Purpose of Resolution: Authorization to apply for and accept a grant from the Hazardous Discharge Site Remediation Fund for Supplemental Remedial Investigation of the Camden Waterfront –East Village Site as required by DEP.

**08-13-14E (cont'd)**

Award Process: Board Approval

Cost Not To Exceed: \$206,000

Total Project Cost: \$206,000

Source of Funds: HDSRF

08-13-14E

**Resolution Authorizing an Application for and Acceptance of a Grant in the Amount of \$206,000 from the Hazardous Discharge Site Remediation Fund for Supplemental Remedial Investigation of the Camden Waterfront –East Village Site (Known as Block 81.06, Lots 3.01 and 3.02 and Block 80, Lot 5 of the Camden City Tax Map)**

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

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

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

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

**08-13-14E (cont'd)**

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

**WHEREAS**, the CRA previously accepted, by Resolution 04-04-12C, a Supplemental HDSRF grant in the amount of \$94,345.00 for additional Remedial Investigation, as required by the New Jersey Department of Environmental Protection (DEP); and

**WHEREAS**, the DEP requires additional investigation in order to finalize the Remedial Investigation and has recommended a supplemental grant in the amount of \$206,000 to undertake the additional work.

**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, is hereby authorized to apply for and accept a grant in the amount of \$206,000 from the Hazardous Discharge Site Remediation Fund for a Supplemental Remedial Investigation of the Camden Waterfront-East Village Site.

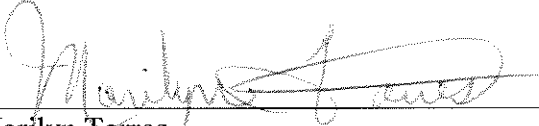
**BE IT FURTHER RESOLVED** that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

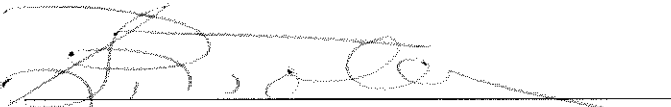
08-13-14E (cont'd)

ON MOTION OF: Jose Vazquez

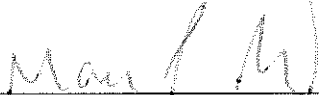
SECONDED BY: Vance Bowman

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Vance Bowman	✓		
Edgardo Garcia	✓		
Kenwood Hagamin, Jr.	✓		
Jose Vazquez	✓		

  
\_\_\_\_\_  
Marilyn Torres  
Chairman

ATTEST:   
\_\_\_\_\_  
Sandra 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.: 08-13-14F

Resolution Title:

**Resolution Authorizing a Professional Services Agreement with  
Robert M. Sapio Real Estate Appraisal & Consulting LLC. to  
Conduct a Conflict Appraisal of Block 1201, Part of Lot 1 and Block 1212, Lot 1  
of the Camden City Tax Map Relating to the Development of  
a Regional Shopping Center Including a Major Grocery Chain Store  
for an Amount Not to Exceed \$850.00**

Project Summary: By Resolution 06-11-14K, the CRA authorized a redevelopment agreement with Camden Renaissance Associates, LLC for the development of a regional shopping center including a major grocery chain to be located in the Admiral Wilson Boulevard North Redevelopment Area (the "Project").

The property needed for the Project includes property currently owned by the Delaware River Port Authority ("DRPA") known as Block 1201 Part of Lot 1 and Block 1212, Lot 1 of the Camden City Tax Map (the "DRPA Parcel").

The CRA is required to make a good faith effort to acquire the DRPA Parcel on terms and conditions acceptable to the Redeveloper who is responsible for the purchase price of the DRPA Parcel and responsible for the costs and expenses of the CRA in its acquisition of the DRPA Parcel.

The CRA commissioned an appraisal of the DRPA Parcel which indicates a value of \$1,120,000.00.

The DRPA also commissioned its own appraisal of the DRPA Parcel which indicates a value of \$2,000,000.00 for the DRPA Parcel.

The CRA and the DRPA have agreed to engage a third appraiser to conduct a conflict appraisal to help reconcile the two values.

The CRA and DRPA have agreed to select Robert M. Sapio Real Estate Appraisal & Consulting LLC as the conflict appraiser for the total amount of \$1,700.00 with, the CRA and the DRPA each paying an amount not to exceed \$850.00 for the conflict appraisal.

**08-13-14F (cont'd)**

Purpose of Resolution: To authorize an agreement with Robert M. Sapio Real Estate Appraisal & Consulting LLC for the provision of a conflict appraisal for the DRPA Parcel.

Award Process: Appraiser was selected by mutual agreement of CRA and DRPA; amount of contract is below bid threshold.

Cost Not To Exceed: \$850.00

Funding Source: Redeveloper to pay CRA share of cost of conflict appraisal.

Total Project Cost: Not To Exceed: TBD

08-13-14F

**Resolution Authorizing a Professional Services Agreement with  
Robert M. Sapio Real Estate Appraisal & Consulting LLC. to  
Conduct a Conflict Appraisal of Block 1201, Part of Lot 1 and Block 1212, Lot 1  
of the Camden City Tax Map Relating to the Development of  
a Regional Shopping Center Including a Major Grocery Chain Store  
for an Amount Not to Exceed \$850.00**

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

**WHEREAS**, by Resolution 06-11-14K the CRA authorized a redevelopment agreement with Camden Renaissance Associates, LLC for the development of a regional shopping center including a major grocery chain to be located in the Admiral Wilson Boulevard North Redevelopment Area (the "Project"); and

**WHEREAS**, the property needed for the Project includes property currently owned by the Delaware River Port Authority ("DRPA") known as Block 1201 Part of Lot 1 and Block 1212, Lot 1 of the Camden City Tax Map (the "DRPA Parcel"); and

**WHEREAS**, as part of its obligations under the redevelopment agreement, the CRA is required to make a good faith effort to acquire the DRPA Parcel on terms and conditions acceptable to the Redeveloper who is responsible for the purchase price of the DRPA Parcel and responsible for the costs and expenses of the CRA in its acquisition of the DRPA Parcel; and

**08-13-14F (cont'd)**

**WHEREAS**, as part of its negotiations the CRA commissioned an appraisal of the DRPA Parcel which indicates a value of \$1,120,000.00; and

**WHEREAS**, the DRPA also commissioned its own appraisal of the DRPA Parcel which indicates a value of \$2,000,000.00 for the DRPA Parcel; and

**WHEREAS**, since the individual appraisals of the CRA and the DRPA conclude values that are substantially different, the CRA and the DRPA have agreed to engage a third appraiser to conduct a conflict appraisal in the interest of reconciling the two values whereby the cost of said conflict appraisal will be shared equally by the CRA and the DRPA; and

**WHEREAS**, the CRA and DRPA have agreed to select Robert M. Sapio Real Estate Appraisal & Consulting LLC as the conflict appraiser for the total amount of \$1700.00 with, the CRA and the DRPA each paying an amount not to exceed \$850.00 for the conflict appraisal; and

**WHEREAS**, CRA's share of the cost of the conflict appraisal will be reimbursed to the CRA by the Redeveloper pursuant to the Redevelopment Agreement,

**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, is hereby authorized to enter into a contract with Robert M. Sapio Real Estate Appraisal & Consulting LLC to conduct a conflict appraisal of the DRPA Parcel at a cost not to exceed \$850.00.


08-13-14F (cont'd)


**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:** Vance Bowman

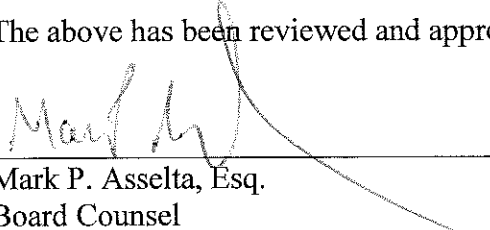
**SECONDED BY:** Jose Vazquez

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Vance Bowman	✓		
Edgardo Garcia			
Kenwood Hagamin, Jr.	✓		
Jose Vazquez	✓		

  
\_\_\_\_\_  
Marilyn Torres  
Chairman

ATTEST:   
\_\_\_\_\_  
Sandra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.

  
\_\_\_\_\_  
Mark P. Asselta, Esq.  
Board Counsel