

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Resolution No.: 06-11-14F

Resolution Title:

Resolution Ratifying a Contract between the City of Camden Redevelopment Agency and W. Hargrove Demolition for Emergency Demolition Services at 529 South 8th Street Camden, NJ

Project Summary:

The CRA is the owner of the property located at 529 South 8th Street, Camden, NJ.

The City of Camden Department of Code Enforcement issued a Notice of Imminent Hazard requiring the immediate demolition of the property.

Two firms were solicited to perform the emergency demolition services. W. Hargrove Demolition was the lowest responsive bidder.

A notice to proceed was issued and the emergency demolition services were completed immediately.

Purpose of Resolution:

Seeking ratification of a contract with W. Hargrove Demolition for emergency demolition services provided at 529 South 8th Street Camden, NJ.

Award Process:

Emergency Solicitation – Requests for pricing

Cost Not To Exceed:

\$32,700 – To be paid from ERB Funds

Total Project Cost:

N/A

06-11-14F

**Resolution Ratifying a Contract Between the City of Camden Redevelopment Agency
and W. Hargrove Demolition for Emergency Demolition Services
at 529 South 8th Street Camden, NJ**

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 the owner of the property located at 529 South 8th Street Camden, NJ; and

WHEREAS, the CRA received a Notice of Imminent Hazard from the City of Camden Department of Code Enforcement dated May 7, 2014 for the property; and

WHEREAS, the City's notice required the immediate demolition of the structure located on the property; and

WHEREAS, the CRA was in need of emergency demolition services to comply with the City's notice; and

WHEREAS, the CRA issued a request for pricing to two (2) contractors to perform the required emergency demolition services; and

WHEREAS, W. Hargrove Demolition was the lowest responsive bidder at a cost not to exceed \$32,700; and

WHEREAS, the CRA immediately issued a Notice to Proceed and W. Hargrove Demolition did demolish the structure located at 529 South 8th Street;

06-11-14F (cont'd)


NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that the agreement made between the Agency and W. Hargrove Demolition for the demolition of 529 South 8th Street, Camden, N.J. for a total cost of \$32,700 is hereby ratified and accepted by the Agency and the Executive Director of the Agency, a duly authorized representative of the Agency, is hereby authorized to execute such agreements and documents necessary to memorialize the agreement for this work..

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.

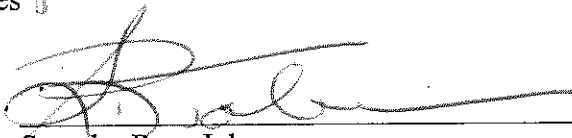
ON MOTION OF: Vance Bowman

SECONDED BY: Jose Vazquez

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

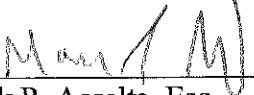


Marilyn Torres
Chairperson

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

Resolution No.: 06-11-14G

Resolution Title:

**Resolution Authorizing an Affiliation Agreement with Rutgers,
The State University School of Social Work/Transitions for Youth
and Montclair State University Summer Housing and
Internship Program (SHIP) 2014**

Project Summary:

- The CRA desires to afford internship opportunities to college students in various fields of study.

- The Rutgers University School of Social Work in partnership with Montclair University has an established Summer Housing and Internship Program (SHIP) effective from June 9, 2014 through August 7, 2014.

- The CRA has found SHIP to be an advantageous program in which the CRA can retain college students to assist with the work of the CRA. Under this program two college student interns will be provided to the CRA during the summer of 2014 and the interns will provide services to the CRA at no cost or expense to the CRA. This is the second year in which CRA will participate as a SHIP host site.

Purpose of Resolution:

To authorize an Affiliation Agreement with Rutgers, The State University School of Social Work/Transitions for Youth and Montclair State University Summer Housing and Internship Program (SHIP) 2014.

Award Process:

N/A

Cost Not To Exceed:

N/A

Total Project Cost:

N/A

06-11-14G

**Resolution Authorizing an Affiliation Agreement with Rutgers,
The State University School of Social Work/Transitions for Youth
and Montclair State University Summer Housing and Internship Program (SHIP) 2014**

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 afford internship opportunities to college students in various fields of study; and

WHEREAS, the Rutgers University School of Social Work in partnership with Montclair University has an established Summer Housing and Internship Program; and

WHEREAS, the Program is effective from June 9, 2014 through August 7, 2014;
and

WHEREAS, the CRA has found SHIP to be an advantageous program by which the CRA can assist college students in obtaining work experience and honing their skills in a professional office environment and which also benefits the CRA by its receipt of no cost services provided by the interns; and

WHEREAS, under this program two college student interns will be assigned to the CRA during the summer of 2014 and will provide services to the CRA at no cost or expense to the CRA.

06-11-14G (cont'd)

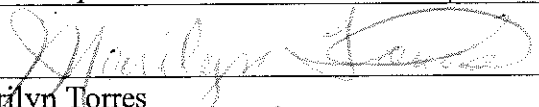
NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that the Executive Director of the Agency, a duly authorized representative is hereby authorized to execute an affiliation agreement for a summer intern program with Rutgers, The State University School of Social Work/Transitions for Youth and Montclair State University Summer Housing and Internship Program (SHIP) 2014.

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.

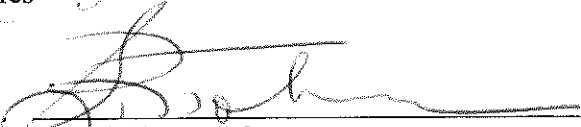
ON MOTION OF: Vance Bowman

SECONDED BY: Jose Vazquez

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

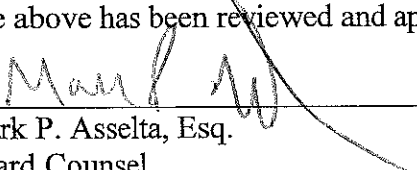


Marilyn Torres
Chairperson

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.: 06-11-14H

Resolution Title:

**Resolution Designating the Center for Family Services, Inc., a Non-Profit
as the Redeveloper of Block 1403, Lot 24 of the City of Camden Tax Map
Located in the Cooper Plaza Redevelopment Area and Authorizing
a Redevelopment Agreement with the Redeveloper for the Creation of
Open and Recreational Space to be Used In Conjunction with Adjacent Buildings**

Project Summary:

- The CRA owns the land identified as Block 1403, Lot 24 of the City of Camden Tax Map, also known as 596 Benson Street (the "Project Site").
- This Resolution seeks authorization to convey the Project Site to the Center for Family Services, Inc. a non-profit entity for the full appraised value of \$12,400.00 plus reasonable redevelopment fees.
- The property is currently a vacant undersized corner lot used for illegal parking.
- The Center for Family Services proposes to improve the Project Site by creating open and recreational space, and thus, expanding available open and play space for the use of the Center's child care programs that are carried out in adjacent buildings.

Purposes of Resolution:

To designate a redeveloper and authorize a redevelopment agreement for Block 1403, Lot 24.

Award Process:

N/A

Cost Not to Exceed:

N/A

Total Project Cost:

\$12,400.00 plus reasonable redevelopment fees.

06-11-14H

**Resolution Designating the Center for Family Services, Inc., a Non-Profit
as the Redeveloper of Block 1403, Lot 24 of the City of Camden Tax Map
Located in the Cooper Plaza Redevelopment Area and Authorizing
a Redevelopment Agreement with the Redeveloper for the Creation
of Open and Recreational Space to be Used In Conjunction with Adjacent Buildings**

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

WHEREAS, the City Council of the City of Camden (“City Council”) adopted, in accordance with the Local Redevelopment and Housing Law, the Cooper Plaza Redevelopment Plan as to certain land within the City more particularly described therein (the “Redevelopment Area”); and

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

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

WHEREAS, CRA owns a vacant undersized lot designated as Block 1403, Lot 24 on the official Tax Map of the City of Camden, County of Camden, and State of New Jersey (the “Project Site ”); and

06-11-14H (cont'd)

WHEREAS, the Center for Family Services, Inc., a non-profit entity (the "Redeveloper") proposes to improve the Project Site by creating open and recreational space, and thus, expanding available open and play space for the use of the Center's child care programs that are carried out in adjacent buildings; and

WHEREAS, the Project Site will be sold to the Redeveloper for the full appraised value of \$12,400.00 plus reasonable redevelopment fees; and

WHEREAS, open and recreational space uses are permitted uses under the Plan; and

WHEREAS, 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 is in the best interest of the CRA and the City to facilitate the proposed redevelopment of the Project Site.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that the Center for Family Services, Inc., a non-profit entity is hereby designated as the redeveloper of the Project Site.

BE IT FURTHER RESOLVED that the Executive Director, a duly authorized representative of the Agency, is hereby authorized to enter into and perform the obligations under a redevelopment agreement with the Redeveloper that provides for the sale of the Project Site to the Redeveloper for the full appraised value of \$12,500.00 plus reasonable redevelopment fees for open and recreational uses to support the Center's existing child care programs carried out in adjacent buildings.

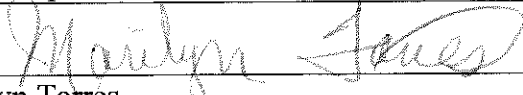
06-11-14H (cont'd)

BE IT FUTHER RESOLVED that the Executive Director, or her designee, is hereby authorized and directed to enter into a redevelopment agreement for the sale and to take all actions and execute all documents necessary to carry out the purposes of this resolution.

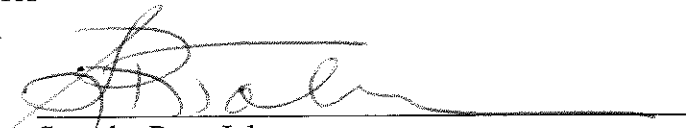
ON MOTION OF: Jose Vazquez

SECONDED BY: Vance Bowman

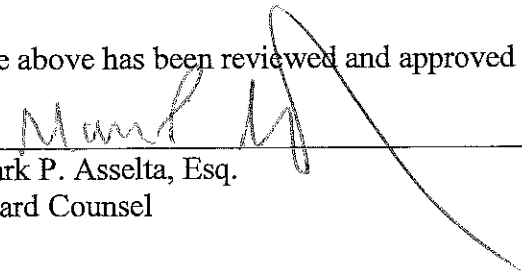
COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Vance Bowman	✓		
Edgardo Garcia			
Kenwood Hagamin, Jr.			
Bryan Morton			
Louis Quinones	✓		
Jose Vazquez	✓		


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.: 06-11-14I

Resolution Title:

**Resolution Amending Resolution 04-09-14F which Designated
M&M Development, LLC, as Redeveloper of the Pierre Building
Located in the Downtown Redevelopment Area
by Correcting the Tax Map References within the Resolution
from Block 75, Lot 7 to Block 75, Lot 3**

Project Summary:

- The CRA by Resolution 04-09-14F designated M&M Development, LLC as the Redeveloper of the Pierre Building located in the Downtown Redevelopment Area for a proposed residential use of 29 market-rate apartments, plus amenities.
- The Tax Block and Lot references set forth in Resolution 04-09-14F for the Pierre Building located at 304 – 306 Cooper Street are incorrect.
- This Resolution seeks to amend the previous Resolution by correcting the Tax Map referenced from Block 75, Lot 7 to Block 75, Lot 3.

Purpose of Resolution:

To correct an erroneous City of Camden Tax Map Reference from Block 75, Lot 7 to Block 75, Lot 3 stated in a prior resolution.

Award Process:

N/A

Cost Not To Exceed:

N/A

Total Project Cost:

\$ 10.7 Million

06-11-14I

**Resolution Amending Resolution 04-09-14F which Designated M&M Development, LLC,
as Redeveloper of the Pierre Building Located in the Downtown Redevelopment Area
by Correcting the Tax Map References within the Resolution
from Block 75, Lot 7 to Block 75, Lot 3**

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 CRA by Resolution 04-09-14F, pursuant to the Redevelopment Law, has designated M&M Development LLC and/or its permitted assignees as Redeveloper of Block 75, Lot 7; and

WHEREAS, the Tax Block and Lot references in Resolution 04-09-14F are incorrect;
and

WHEREAS, this Resolution seeks to amend the prior Resolution by revising the tax map references for the Pierre Building Redevelopment Project site **from** Block 75, Lot 7 **to** Block 75, Lot 3 on the official Tax Map of the City of Camden, County of Camden, and State of New Jersey, and more particularly described as 304 – 306 Cooper Street, and located within the Downtown Redevelopment Area.

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the City of Camden Redevelopment Agency (the "CRA") that Resolution 04-09-14F which designated M&M Development, LLC and/or its permitted assignees as Redeveloper, pursuant to the Redevelopment Law, is hereby amended to correct an error as to the tax map reference in the resolution **from** Block 75, Lot 7 **to** Block 75, Lot 3 on the official Tax Map of the City of Camden, County of Camden, and State of New Jersey.

06-11-14I (cont'd)

BE IT FURTHER RESOLVED, that the Executive Director, a duly authorized representative of the CRA, 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.

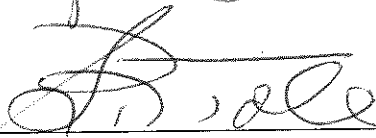
ON MOTION OF: Jose Vazquez

SECONDED BY: Vance Bowman

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

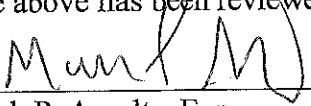


Marilyn Torres
Chairperson

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

Resolution No.: **06-11-14J**

Resolution Title:

Resolution Approving the Purchase of Property Known as Block 1212, Lot 1 and a Portion of Block 1201, Lot 1 on the City of Camden Tax Map Located in the Admiral Wilson North Redevelopment Area from the Delaware River Port Authority

Project Summary:

- The CRA previously designated Camden Renaissance Associates, LLC (the “Redeveloper”) as the redeveloper of property known as the Admiral Wilson North Redevelopment Area for the development of a regional shopping center, anchored by a major grocery chain store (the “Redevelopment Project”).

- Part of the property needed for the Redevelopment Project is property owned by the Delaware River Port Authority (“DRPA”) known as Block 1212, Lot 1 and a Portion of Block 1212, Lot 1 on the City of Camden Tax Map (the “DRPA Parcels”).

- The DRPA has indicated its willingness to convey the DRPA Parcels to the CRA for the current fair market value of the property as negotiated by the parties based upon appraisals obtained by both the CRA and DRPA. Confirmation that CRA is willing to purchase the DRPA Parcels for the current fair market value of the property as negotiated by the parties is necessary in order for DRPA to move forward with its approval of the sale of the property.

- Upon conveyance of the DRPA Parcels to the CRA the CRA will immediately convey the DRPA Parcels to the Redeveloper for inclusion in the Redevelopment Project.

- Payment of the purchase price for the DRPA Parcels and all costs associated with the conveyance of the DRPA Parcels will be the obligation of the Redeveloper under the Redevelopment Agreement between the Redeveloper and the CRA.

Purpose of Resolution: Approve the purchase of property from a public entity.
Award Process: N/A
Cost Not To Exceed: TBD
Total Project Cost: TBD
Source of Funds: Redeveloper will pay all costs associated with the project

06-11-14J

Resolution Approving the Purchase of Property Known as Block 1212, Lot 1 and a Portion of Block 1201, Lot 1 on the City of Camden Tax Map Located in the Admiral Wilson North Redevelopment Area from the Delaware River Port Authority

WHEREAS, by Resolution 10-02-13A the City of Camden Redevelopment Agency (“CRA”) designated Camden Renaissance Associates, LLC (the “Redeveloper”) as the redeveloper of property known as the Admiral Wilson North Redevelopment Area for the development of a regional shopping center, anchored by a major grocery chain store (the “Redevelopment Project”); and

WHEREAS, as reflected in Resolution 10-02-13A, part of the property needed for the Redevelopment Project is property owned by the Delaware River Port Authority (“DRPA”) known as Block 1212, Lot 1 and a Portion of Block 1212, Lot 1 on the City of Camden Tax Map (the “DRPA Parcels”); and

WHEREAS, the DRPA has indicated its willingness to convey the DRPA Parcels to the CRA for the current fair market value of the property as negotiated by the parties based upon appraisals obtained by both the CRA and DRPA and

WHEREAS, confirmation that CRA is willing to purchase the DRPA Parcels for the current fair market value of the property as negotiated by the parties is necessary in order for DRPA to move forward with its approval of the sale of the property; and

WHEREAS, upon conveyance of the DRPA Parcels to the CRA the CRA will immediately convey the DRPA Parcels to the Redeveloper for inclusion in the Redevelopment Project; and

WHEREAS, payment of the purchase price for the DRPA Parcels and all costs associated with the conveyance of the DRPA Parcels will be the obligation of the Redeveloper under the Redevelopment Agreement between the Redeveloper and the CRA.

NOW THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that the current fair market value of the DRPA Parcels as negotiated by the Executive Director of the Agency based upon appraisals obtained by both the CRA and DRPA is approved as the purchase price for the conveyance of Block 1212, Lot 1 and a Portion of Block 1201, Lot 1 of the City of Camden Tax Map; and

06-11-14J (cont'd)

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 negotiate and execute a term sheet that includes the approved purchase price; and

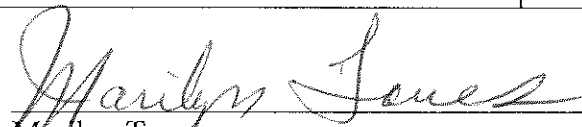
BE IT FURTHER RESOLVED, that the Executive Director, a duly authorized representative of the City of Camden Redevelopment Agency is hereby authorized and directed to negotiate and enter into an agreement of sale for the purchase of the DRPA Parcels on terms and conditions consistent with the purchase price approved by this resolution and containing such other terms and conditions that are approved by the Executive Director that are not inconsistent with the terms of this resolution and to perform the obligations of the CRA under such agreement including the purchase of the property pursuant to such agreement; 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: Vance Bowman

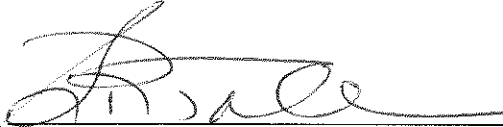
SECONDED BY: Jose Vazquez

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


Marilyn Torres
Chairperson

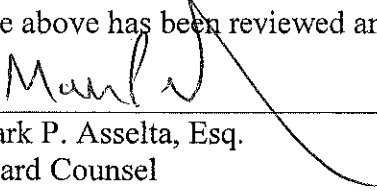
06-11-14J (cont'd)

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.: 06-11-14K

Resolution Title:

Resolution Designating Camden Renaissance Associates, LLC as the Redeveloper of the Additional Property Known as Block 1208, Lot 4 of the City of Camden Tax Map and Authorizing a Redevelopment Agreement with Camden Renaissance Associates, LLC for the Redevelopment of the Admiral Wilson North Redevelopment Area for the Development of a Regional Shopping Center Including a Major Grocery Chain Store

Project Summary:

- CRA by resolution 10-02-13A designated Camden Renaissance Associates, LLC (“Redeveloper”) as redeveloper of various properties located in the Admiral Wilson North Redevelopment Area for the development of a Regional Shopping Center including a major grocery chain store.
- Subsequent to the above designation, the Redeveloper identified one additional property that should be included in the project which is Block 1208, Lot 4 of the Camden City Tax Map which is owned by the City of Camden.
- CRA and the Redeveloper have now negotiated the terms of a proposed redevelopment agreement for the project including Block 1208, Lot 4 which include the terms set forth below.
- The Redeveloper is required to construct a grocery anchored retail center of at least 150,000 square feet and associated parking, with the option of expanding the center after completion of the first phase.
- If the Redeveloper proceeds with phase two of the project the Redeveloper would be required to construct at least 25,000 square feet of additional retail and/or restaurant space and/or other uses permitted under the Redevelopment Plan.
- The purchase price for the City owned parcels that are part of the project including Block 1208, Lot 4 is the current fair market value for the properties as determined by an appraisal obtained by the CRA which sale proceeds will be passed through to the City of Camden.

- The purchase price for the properties owned by the Delaware River Port Authority (“DRPA”) that are part of the project will be the negotiated price to acquire the properties from the DRPA which will be paid by the Redeveloper and passed through to the DRPA; and

- The purchase price for parcels held by the private owners that are part of the project will be the amount required to acquire the private properties which will be paid by the Redeveloper and passed through to the private owners; and

- The Redeveloper will also pay a Redevelopment Fee to the CRA in the amount of \$125,000 which will be paid in installments as set forth in the redevelopment agreement.

- The full terms of the proposed redevelopment agreement are set forth in the form of agreement attached as Exhibit A.

Purpose of Resolution: Designate a redeveloper for an additional property and approve a redevelopment Agreement.

Award Process:
N/A

Cost:
Redeveloper to pay all CRA costs under the redevelopment agreement.

Total Project Cost: TBD

Source of Funds: Redeveloper

06-11-14K

Resolution Designating Camden Renaissance Associates, LLC as the Redeveloper of the Additional Property Known as Block 1208, Lot 4 of the City of Camden Tax Map and Authorizing a Redevelopment Agreement with Camden Renaissance Associates, LLC for the Redevelopment of the Admiral Wilson North Redevelopment Area for the Development of a Regional Shopping Center Including a Major Grocery Chain Store

WHEREAS, The City of Camden Redevelopment Agency ("CRA") by resolution 10-02-13A designated Camden Renaissance Associates, LLC ("Redeveloper") as redeveloper of Block 1198 Lot 1, Block 1201 Lot 1, Block 1210 Lot1, Block 1212 Lot 1, Block 1214 Lot 4,Block 1219 Lot 3, Block 1219 Lot 25, Block 1220 Lot 57, Block 1209 Lot 4 and Block 1213 Lot 3 of the City of Camden Tax Map located in the Admiral Wilson North Redevelopment Area for the development of a Regional Shopping Center including a major grocery chain store; and

WHEREAS, subsequent to the above designation, the Redeveloper identified one additional property that should be included in the project which is Block 1208, Lot 4 of the Camden City Tax Map which is owned by the City of Camden; and

WHEREAS, resolution 10-02-13A also authorized the negotiation of a redevelopment agreement with the Redeveloper for the project and provides that the proposed redevelopment agreement for the project is subject to review and approval by the CRA Board of Commissioners by separate action of the Board of Commissioners; and

WHEREAS, the CRA and the Redeveloper have now negotiated the terms of a proposed redevelopment agreement for the project including Block 1208, Lot 4; and

WHEREAS, under the proposed redevelopment agreement the Redeveloper is required to construct a grocery anchored retail center of at least 150,000 square feet and associated parking, with the option of expanding the center after completion of the first phase; and

06-11-14K (cont'd)

WHEREAS, if the Redeveloper proceeds with phase two of the project the Redeveloper would be required to construct at least 25,000 square feet of additional retail and/or restaurant space and/or other uses permitted under the Redevelopment Plan; and

WHEREAS, under the proposed redevelopment agreement the purchase price for the City owned parcels that are part of the project including Block 1208, Lot 4 is the current fair market value for the properties as determined by an appraisal obtained by the CRA which sale proceeds will be passed through to the City of Camden; and

WHEREAS, under the proposed redevelopment agreement the purchase price for the properties owned by the Delaware River Port Authority ("DRPA") that are part of the project will be the negotiated price to acquire the properties from the DRPA which will be paid by the Redeveloper and passed through to the DRPA; and

WHEREAS, under the proposed redevelopment agreement the purchase price for parcels held by the private owners that are part of the project will be the amount required to acquire the private properties which will be paid by the Redeveloper and passed through to the private owners; and

WHEREAS, under the proposed redevelopment agreement the Redeveloper will also pay a Redevelopment Fee to the CRA in the amount of \$125,000 which will be paid in installments as set forth in the redevelopment agreement; and

WHEREAS, the proposed form of the redevelopment agreement includes such other terms and conditions as set forth in the form of agreement attached as Exhibit A; and

WHEREAS, the CRA approves the terms of the proposed redevelopment agreement and deems it to be in the best interests of the CRA and the City to enter into the proposed

06-11-14K (cont'd)

redevelopment agreement so that the redeveloper may move forward with the proposed redevelopment project.

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the City of Camden Redevelopment Agency that Camden Renaissance Associates, LLC is hereby designated as the Redeveloper of Block 1208, Lot 4 of the City of Camden Tax Map which designation shall be in addition to and not replace other properties for which Camden Renaissance Associates, LLC was previously designated as Redeveloper; and

BE IT FUTHER RESOLVED, that the Executive Director of the Agency, a duly authorized representative of the Agency is hereby authorized to enter into a redevelopment agreement with Camden Renaissance Associates, LLC for the redevelopment of the Admiral Wilson North Redevelopment Area that is substantially in the form of the agreement attached as Exhibit A subject to such changes to the agreement that the Executive Director, in the exercise of her judgment, deems necessary and in the best interests of the CRA and the City and to perform the obligations of the CRA under such agreement including the sale of the property to the Redeveloper pursuant to the terms of such agreement; and

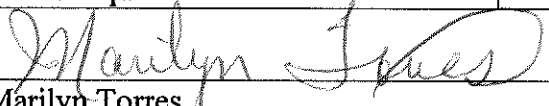
BE IT FUTHER RESOLVED, that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

06-11-14K (cont'd)


ON MOTION OF: Jose Vazquez

SECONDED BY: Vance Bowman

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

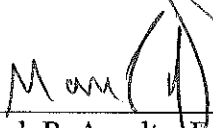


Marilyn Torres
Chairperson

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

Resolution No.: 06-11-14L

Resolution Title:

Resolution Authorizing an Amendment to the Camden Redevelopment Agency's Administrative Policy to Include a Donated Leave Policy

Project Summary:

At certain times, the CRA Administration may desire to revise the Administrative Policy to enable the staff to have increased employment opportunities.

The CRA desires to adopt the provisions of a Donated Leave Policy in accordance with N.J.A.C. 4A:6-1.22, as delineated in Exhibit A attached.

This revision to the CRA Administrative Policy will have no effect on the employment conditions for any CRA staff member

Purpose of Resolution:

To seek authorization to amend the Camden Redevelopment Agency's Administrative Policy to Include a Donated leave Policy

Award Process: N/A

Cost Not to Exceed: N/A

Total Project Cost: N/A

06-11-14L

**Resolution Authorizing an Amendment to the Camden Redevelopment Agency's
Administrative Policy to Include a Donated Leave Policy**

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

WHEREAS, at certain times, the CRA Administration may desire to revise the Administrative Policy to enable the staff to have increased employment opportunities; and

WHEREAS, in accordance with N.J.A.C. 4A:6-1.22 the CRA intends to adopt the provisions of a Donated Leave Policy as delineated in Exhibit A attached; and

WHEREAS, all of the provisions of this amendment are directly aligned with the N.J.A.C. 6-1.22 which established the policy standards; and

WHEREAS, this revision to the CRA Administrative Policy will have no effect on the employment conditions for any CRA staff member; and

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 amend the CRA Administrative policy to include a Donated leave Policy in accordance with N.J.A.C. 4A:6-1.22.

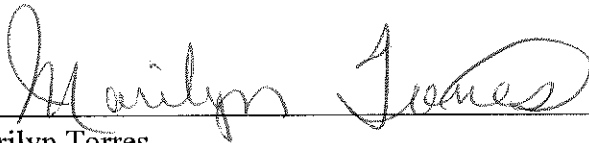
Dated: _____

06-11-14L (cont'd)

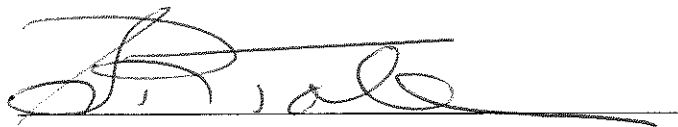
ON MOTION OF: Vance Bowman

SECONDED BY: Jose Vazquez

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

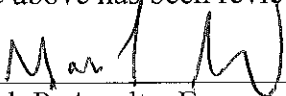


Marilyn Torres
Chairperson



ATTEST:
Saundra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.
Board Counsel

CRA Resolution 06-11-14L
EXHIBIT A

DONATED LEAVE POLICY

It is the policy of the Camden Redevelopment Agency (CRA), in accordance with N.J.A.C. 4A:6-1.22, that employees may donate time to other employees who have catastrophic illnesses and have exhausted their accrued time.

Eligibility:

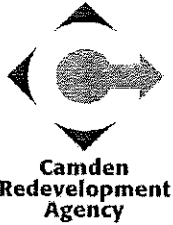
- A. A CRA employee shall be eligible to receive donated leave if the employee:
1. Has completed at least one (1) year of continuous CRA service;
 2. Has exhausted all accrued sick, vacation, compensatory and holiday time;
 3. Has not, in the two-year period immediately preceding the employee's need for donated leave, been disciplined for chronic or excessive absenteeism, chronic or excessive lateness or abuse of time; and
 4. Either:
 - a. Suffers from a catastrophic health condition or injury;
 - b. Is needed to provide care to a member of the employee's immediate family, as defined in N.J.A.C. 4A:1-1.3, who is suffering from a catastrophic health condition or injury; or
 - c. Requires absence from work due to the donation of an organ (which shall include, for example, the donation of bone marrow).
- B. For purposes of this section, a "catastrophic health condition or injury" shall be defined as follows:
1. With respect to an employee, a "catastrophic health condition or injury" is:
 - a. A life-threatening condition or combination of conditions; or
 - b. A period of disability required by his or her mental or physical health or the health of the employee's fetus which requires the care of a physician who provides a medical verification of the need for the employee's absence from work for sixty (60) or more workdays.
 2. With respect to an employee's immediate family member, a "catastrophic health condition or injury" is:
 - a. A life-threatening condition or combination of conditions;
 - b. A period of disability required by his or her mental or physical health which requires the care of a physician who provides a medical verification of the need for the family member's care by the employee for sixty (60) or more work days.

- C. A CRA employee may request that the Appointing Authority approval of his or her participation in the program, as a leave recipient or leave donor. The employee's supervisor may make such a request on behalf of the employee for his or her participation in the program as a leave recipient.
1. The employee or supervisor requesting the employee's acceptance as a leave recipient shall submit to the Appointing Authority medical verification from a physician or other licensed health care provider concerning the nature and anticipated duration of the disability resulting from either the catastrophic health condition or injury, or the donation of an organ, as the case may be.
 2. When the Appointing Authority has approved an employee as a leave recipient, the Appointing Authority shall, with the employee's consent, post or circulate the employee's name along with those of other eligible employees in a conspicuous manner to encourage the donation of leave time, and shall provide notice to all negotiations representatives. If the employee is unable to consent to this posting or circulation, the employee's family may consent on his or her behalf.
- D. A leave recipient must receive at least five (5) sick days or vacation days or combination thereof from one or more leave donors to participate in the Donated Leave Program. A leave donor shall donate only whole sick days or whole vacation days and may not donate more than thirty (30) such days to any one recipient.
1. A leave recipient shall receive no more than 260 sick or vacation days.
 2. A leave donor shall have remaining at least twenty (20) days of accrued sick leave if donating sick leave and at least twelve (12) days of accrued vacation leave if donating vacation leave.
 3. A leave donor shall not revoke the leave donation.
- E. While using donated leave time, the leave recipient shall accrue sick leave and vacation leave and be entitled to retain such leave upon his or her return to work.
1. Any unused donated leave shall be returned to the leave donors on a prorated basis upon the leave recipient's return to work, except that if the proration of leave days results in less than one (1) day per donor to be returned, that leave time shall not be returned.
 2. Upon retirement, the leave recipient shall not be granted supplemental compensation on retirement for any unused sick days that he or she had received through the Donated Leave Program.
- F. An employee shall be prohibited from threatening or coercing or attempting to threaten or coerce another employee for the purpose of interfering with rights involving donating, receiving or using donated leave time. Such prohibited acts shall include, but not be limited to, promising to confer or conferring a benefit

such as an appointment or promotion or making a threat to engage in, or engaging in, an act of retaliation against an employee.

- G. All donations shall remain confidential and employees shall refrain from discussing who donated or the amount of time donated. Violation of confidentiality shall be subject to disciplinary action.





REQUEST TO DONATE TIME FORM

I, _____ request that sick/vacation time be transferred to the Donated Time Program of an approved recipient. I understand that my decision to transfer leave is not revocable. Any unused donated leave shall be returned to the leave donors on a prorated basis upon the leave recipient's return to work, except that if the proration of leave days results in less than one day per donor to be returned, that leave time shall not be returned.

Amount of time to be donated: _____ Sick Days _____ Vacation Days

Individual's Name to whom leave is being donated: _____

Signature _____

Date _____

Personnel Office Use Only

Approved: _____

Disapproved: _____ Less than 20 Sick Days _____ Less than 12 Vacation Days

Signature of Approving Authority _____

Date _____

PLEASE RETURN TO:
Camden Redevelopment Agency
Finance Department