

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 New Construction, 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 \$85,000.00, 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: 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 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

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 \$85,000.00, 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.

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

04-09-14E (cont'd)

Agreement with Cooper 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

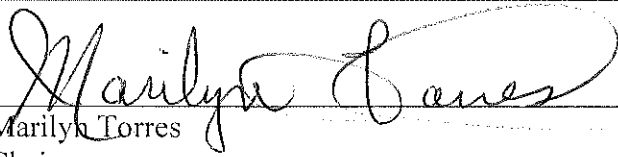
BE IT IS FURTHER RESOLVED, that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute any and all other documents necessary to effectuate the purposes of this resolution.

ON MOTION OF: Louis Quinones

SECONDED BY: Jose Vazquez

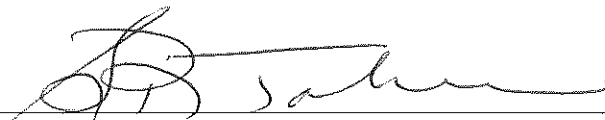
COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Vance Bowman			
Edgardo Garcia			
Kenwood Hagamin, Jr.	✓		
Bryan Morton	✓		
Louis Quinones	✓		
Jose Vazquez	✓		

04-09-14E (cont'd)



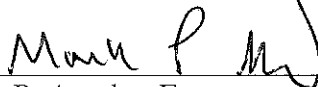
Marilyn Torres
Chairperson

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.: 04-09-14F

Resolution Title:

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

Project Summary:

1. CRA by RFP solicited proposals from qualified developers for the redevelopment of the historic Pierre Building owned by the CRA located at 304 – 306 Cooper Street, 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.
2. M&M proposes to rehab the 3,900 square-foot, 6-story apartment building into 29 market rate apartments and amenities in conformance with the city, state, and federal historic preservation regulations and/or requirements (the “Project”). The building is designated on the City of Camden tax map as Block 75, Lot 7 located on Cooper Street between Third and Fourth Streets within the Downtown Redevelopment Area (the “Project Site”).
3. This resolution proposes to designate M&M as the redeveloper for the Project Site, and authorize a cost agreement and Option for Redevelopment Agreement with CRA for the development rights to the Project Site.
4. M&M will pay to CRA, a non-refundable option fee of Ten Thousand Dollars (\$10,000).
5. The term of the option agreement shall be 12 months from the effective date of the Agreement.
6. If the Redeveloper exercises its Option for a Redevelopment Agreement the form of the Redevelopment Agreement will require future approval by the CRA Board by separate action

Purpose of Resolution:

1. Designate redeveloper
2. Authorize the execution of a cost agreement
3. Authorize the execution of an Option for Redevelopment Agreement

Award Process:

N/A

Cost Not To Exceed:

N/A

Total Project Cost:

\$ 10.7 Million

**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

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

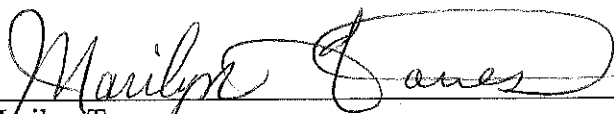
BE IT FURTHER RESOLVED, that the Executive Director, a duly authorized representative of the CRA, is hereby authorized and directed to negotiate and enter into an Option for Redevelopment Agreement with the Redeveloper for a term of one (1) year from the effective date of the execution of the Option 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.

ON MOTION OF: Jose Vazquez

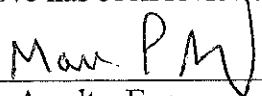
SECONDED BY: Louis Quinones

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: Bryan Morton

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

Economic Development

Resolution No.: 04-09-14H

Resolution Title:

Resolution Authorizing a Professional Services Agreement with J. McHale & Associates, Inc. for the Preparation of Appraisals for (1) Block 85, Lot 1 and Block 86, Lot 51 and (2) Block 844, Part of Lot 13 in Connection with the Redevelopment of Two Family Dollar Stores for a Total Cost Not to Exceed \$8,000

Project Summary:

- The CRA designated Boos States Development, LLC as the Redeveloper of two properties for the purpose of developing two Family Dollar Stores.
- One property is designated as Block 85 Lot 1 and Block 86 Lot 51 on the City of Camden Tax Map, located on Linden Street between 7th and 8th Streets. (CRA-owned)
- The other property is a 48,272 square foot portion of Block 844 Lot 13 on the City of Camden Tax Map, located at the Northwest corner of 17th Street and River Avenue. (Currently City-owned to be conveyed to the CRA)
- Appraisals are needed to establish the Current Fair Market Value of the two properties.
- The CRA and the Redeveloper have signed Cost Agreements under which the Redeveloper agrees to pay the cost of the appraisals.

Purpose of Resolution:

To authorize a professional services contract.

Award Process:

J. McHale & Associates, Inc. is on the current list of "Pre-Qualified" Appraisal Firms. CRA solicited a Price Quote.

04-09-14H (cont'd)

Cost Not To Exceed:
\$8,000.00

Total Project Cost:
N/A

Source of Funds:

The Redeveloper will pay the cost of the Appraisal Reports as an obligation under the Cost Agreement between the CRA and the Redeveloper.

Resolution Authorizing a Professional Services Agreement with J. McHale & Associates, Inc. for the Preparation of Appraisals for (1) Block 85, Lot 1 and Block 86, Lot 51 and (2) Block 844, Part of Lot 13 in Connection with the Redevelopment of Two Family Dollar Stores for a Total Cost Not to Exceed \$8,000

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

WHEREAS, by Resolution 03-12-14E the CRA designated Boos States Development, LLC as the Redeveloper of Block 85, Lot 1 and Block 86, Lot 51 of the City of Camden Tax Map located in the Camden North Gateway Redevelopment Area and authorized the CRA to enter into a Cost Agreement and to negotiate a proposed Redevelopment Agreement with Boos States Development, LLC for the Development of a Family Dollar Store with Additional Retail Space on the Property; and

WHEREAS, by Resolution 03-12-14F the CRA designated Boos States Development, LLC as the Redeveloper of a portion of Block 844, Lot 13 of the City of Camden Tax Map located in the Cramer Hill Redevelopment Area and authorized the CRA to enter into a Cost Agreement and to negotiate a proposed Redevelopment Agreement with Boos States Development, LLC for the Development of a Family Dollar Store on the Property; and

WHEREAS, an appraisal report is required for each property to complete the negotiation of the Redevelopment Agreements and to establish the current fair market value purchase price of the two properties to be paid by the Redeveloper; and

WHEREAS, J. McHale & Associates, Inc. is on the CRA’s current list of “Pre-Qualified Appraisal Firms” and has provided a price quote, dated April 2, 2013, in the total amount of \$8,000 for two Self-Contained Appraisal Reports of the Properties; and

WHEREAS, the Redeveloper has agreed to pay the cost of the Self-Contained Appraisal Reports as part of the Redeveloper’s obligations under Cost Agreements between the CRA and the Redeveloper;

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 Camden Redevelopment Agency, is hereby authorized and directed to negotiate and enter into a Professional Services Agreement with J. McHale & Associates, Inc. for the provision of two Self-Contained Appraisal Report that determine the current fair market value of the two Redevelopment Properties listed herein for a total cost not to exceed \$8,000; 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: Bryan Morton

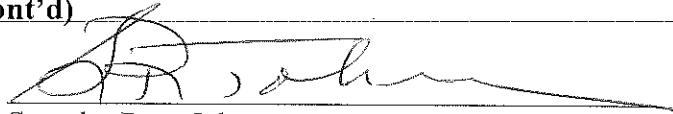
SECONDED BY: Jose Vazquez

COMMISSIONER	AYES	NAYS
Marilyn Torres	✓	
Vance Bowman		
Edgardo Garcia		
Kenwood Hagamin, Jr.		
Bryan Morton	7	
Louis Quinones	7	
Jose Vazquez	7	

Marilyn Torres
Chairperson

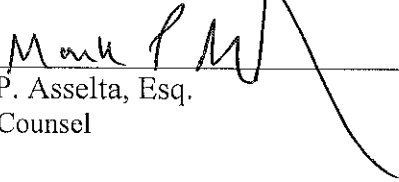
04-09-14H (cont'd)

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.: 04-09-14I

Resolution Title:

Resolution Amending Resolution 12-18-13SP-A To Authorize the Conveyance of Block 139.01, Lot 1 of the Camden City Tax Map to the Parking Authority of the City of Camden for General Purposes of Redevelopment

Project Summary:

- Resolution 12-18-13SP-A authorized the CRA to convey Block 139.01, Lot 1 to the Parking Authority of the City of Camden for the” purpose of constructing a parking garage” on the property.
- The most recent concept of the redevelopment of the property is broader and may no longer include the construction of a parking garage.
- The up-dated concept of the redevelopment of the property is more accurately described as “parking and/or for new redevelopment” which will provide a greater range of options for the proposed redevelopment of the property.
- The conveyance to the Parking Authority has already taken place pursuant to Resolution 12-18-13SP-A.
- The purpose of this Resolution is to confirm that the CRA has no objection to the redevelopment of the property for uses other than a parking garage and that its deed to the Parking Authority permits uses of the property for development projects that may or may not include a parking garage.

Purpose of Resolution:

To amend a resolution

Award Process:

Conveyance to another public agency

04-09-14I (Cont'd)
Cost Not To Exceed: N/A
Total Project Cost: N/A
Source of Funds: N/A

Resolution Amending Resolution 12-18-13SP-A To Authorize the Conveyance of Block 139.01, Lot 1 of the Camden City Tax Map to the Parking Authority of the City of Camden for General Purposes of Redevelopment

WHEREAS, Resolution 12-18-13SP-A authorized and directed the Executive Director of the Camden Redevelopment Agency (CRA) to convey to the Parking Authority of the City of Camden (Parking Authority) the property known as Block 139.01, Lot 1 of the City of Camden Tax Map (the "Subject Property") for nominal consideration for the purpose of constructing a new parking garage on the Subject Property; and

WHEREAS, the most recent scope of the redevelopment of the Subject Property is broader and may no longer include the construction of a parking garage; and

WHEREAS, the up-dated concept of the redevelopment of the property is more accurately described as "parking and/or for new redevelopment" which will provide a greater range of options for the proposed redevelopment of the property; and

WHEREAS, the CRA has determined that it is appropriate and in the best interests of the City of Camden to amend the purposes of the conveyance of the Subject Property to the Parking Authority to permit a wider variety of redevelopment options for the Subject Property; and

WHEREAS, the conveyance to the Parking Authority has already taken place pursuant to Resolution 12-18-13SP-A; and

WHEREAS, the purpose of this Resolution is to confirm that the CRA has no objection to the redevelopment of the Subject Property for uses other than a parking garage and that its deed to the Parking Authority permits uses of the property for development projects that may or may not include a parking garage.

NOW THEREFORE BE IT RESOLVED, by the governing body of the City of Camden Redevelopment Agency that Resolution 12-18-13SP-A is amended to Authorize the Conveyance of Block 139.01, Lot 1 of the Camden City Tax Map to the Parking Authority of the City of Camden for the purpose of parking and/or for new redevelopment on the Subject Property; and


BE IT FURTHER RESOLVED, that the City of Camden Redevelopment Agency has no objection to the redevelopment of the Subject Property for uses other than a parking garage and the City of Camden Redevelopment Agency confirms that nothing in its deed to the Parking Authority dated December 19, 2013 requires that the use be limited to a parking garage but instead the deed permits uses of the property for development projects that may or may not include a parking garage; and

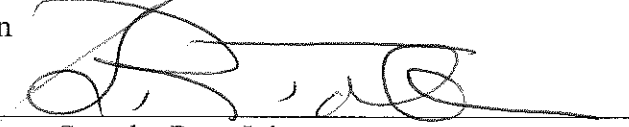
BE IT FURTHER RESOLVED, that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

ON MOTION OF: Bryan Morton

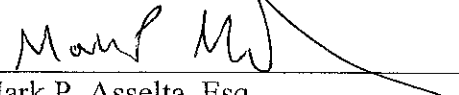
SECONDED BY: Jose Vazquez

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