

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:

SECONDED BY:

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

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:

SECONDED BY:

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