

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development

Resolution No.: 06-11-14A

Resolution Title:

**Resolution Authorizing an Amendment to the Master Redevelopment Agreement
with Campbell Soup Company for the Redevelopment of the
Gateway Office Park Area in the Gateway Redevelopment Area**

Project Summary:

- The CRA designated the Campbell Soup Company (CSC) as the Master Redeveloper of the Gateway Office Park in the Gateway Redevelopment Area in 2007.
- On or about July 29, 2008 the CRA and CSC entered into a Master Redevelopment Agreement, which is currently being implemented by the parties.
- CSC has requested that certain changes be made to the Master Redevelopment Agreement to facilitate further redevelopment under the agreement which proposed changes are summarized in Exhibit A.
- The form of the proposed Amendment to the Master Redevelopment Agreement is attached as Exhibit B.

Purpose of Resolution:

To authorize an amendment to a master redevelopment agreement.

Award Process:

N/A

Cost Not To Exceed:

N/A

Total Project Cost:

\$130 Million

Source of Funds:

Redeveloper's funds, ERB, Environmental Infrastructure Trust Fund bond issue, EPA grants.

06-11-14A

**Resolution Authorizing an Amendment to the Master Redevelopment Agreement with
Campbell Soup Company for the Redevelopment of the
Gateway Office Park Area in the Gateway Redevelopment Area**

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

WHEREAS, by Resolution 02-06-07A, the CRA designated Campbell Soup Company (CSC) as the Master Redeveloper of the Gateway Office Park Area of the Gateway Redevelopment Area and subsequently entered into a Master Redevelopment Agreement (Agreement) with CSC; and

WHEREAS, the Agreement provides that the Agreement may be amended by written concurrence, consent and execution by the Parties; and

WHEREAS, by Resolution 01-07-09P the CRA authorized an Amendment which added certain properties in Block 1471 of the City of Camden Tax Map to the Exhibit A of the Agreement; and

WHEREAS, by Resolution 01-13-10H the CRA authorized a Second Amendment, which was never acted upon; and

WHEREAS, CSC has proposed a new amendment to the Agreement which proposes the changes summarized in Exhibit A attached to this resolution; and

WHEREAS, the CRA believes that the proposed changes to the Agreement are appropriate and necessary in order to facilitate further redevelopment under the Agreement.

06-11-14A (cont'd)

WHEREAS, the form of the proposed Amendment to Master Redevelopment Agreement is attached as Exhibit B.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that the Executive Director of the Agency, a duly authorized representative of the Agency is hereby authorized to enter into an Amendment to the Master Redevelopment Agreement with Campbell Soup Company substantially in the form of the amendment attached as Exhibit B subject to such changes to the amendment that the Executive Director, in the exercise of her judgment, deems necessary and in the best interests of the CRA and the City; and

BE IT FURTHER RESOLVED, that Resolution 01-13-10H is hereby superseded by this resolution and is no longer in force and effect; 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.

06-11-14A (cont'd)

ON MOTION OF:

SECONDED BY:

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

Marilyn Torres
Chairperson

ATTEST:

Saundra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta, Esq.
Board Counsel

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development

Resolution No.: 06-11-14B

Resolution Title:

Resolution Authorizing a Redevelopment Agreement with Boos States Development, LLC for the Redevelopment of Block 85, Lot 1 and Block 86, Lot 51 of the City of Camden Tax Map as a Family Dollar Store with Additional Retail Space (7th & Linden Site)

Project Summary:

- By Resolution 03-12-14E the CRA designated Boos States Development, LLC as the redeveloper of the property known as Block 85, Lot 1 and Block 86, Lot 51 (7th & Linden Site) for the development of a Family Dollar store with additional retail space.
- The above resolution specified that the final form of the Redevelopment Agreement for this project was subject to separate CRA Board approval.
- The proposed form of redevelopment agreement includes the terms set forth below.
- The Redeveloper agrees to develop a 9,180 square-foot Family Dollar Store and additional retail space on CRA-owned property designated as Block 85, Lot 1 and Block 86, Lot 51 of the City of Camden Tax Map. The property is at 7th Street and Linden Street.
- The purchase price for the property is \$310,000 which is the current market value of the site as determined by an appraiser retained by the CRA.
- The Redeveloper will also pay a Redevelopment Fee in the amount of \$25,000 which will be paid at the time of the execution of the Redevelopment Agreement..
- Receipt of the purchase price by CRA is subject to the payoff of a New Jersey Redevelopment Authority Loan of \$176,198.88.
- The proposed form of redevelopment agreement is attached as Exhibit A.

Purpose of Resolution:

To approve a Redevelopment Agreement.

Award Process:

N/A

06-11-14B (cont'd)

Cost:

Redeveloper to pay all CRA costs under the redevelopment agreement.

Total Project Cost:

\$1,246,495

Source of Funds:

Redeveloper

06-11-14B

Resolution Authorizing a Redevelopment Agreement with Boos States Development, LLC for the Redevelopment of Block 85 Lot 1 and Block 86 Lot 51 of the City of Camden Tax Map as a Family Dollar Store with Additional Retail Space (7th & Linden Site)

WHEREAS, The City of Camden Redevelopment Agency (CRA) by Resolution 03-12-14E authorized the negotiation of a Redevelopment Agreement with Boos States Development, LLC (Redeveloper) for the redevelopment of Block 85 Lot 1 and Block 86, Lot 51 of the City of Camden Tax Map as a Family Dollar Store and additional retail space; and

WHEREAS, Resolution 03-12-14E 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;

WHEREAS, the CRA and the Redeveloper have now negotiated the terms of a proposed redevelopment agreement which requires the Redeveloper to develop a 9,180-square foot Family Dollar Store and an additional retail building on this site; and

WHEREAS, the purchase price for the property under the proposed redevelopment agreement is \$310,000 which is the current market value of the site as determined by an appraiser retained by the CRA; and

WHEREAS, under the proposed redevelopment agreement the Redeveloper will also pay a Redevelopment Fee in the amount of \$25,000 which will be paid at the time of the execution of the Redevelopment Agreement; and

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

06-11-14B (cont'd)

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 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 the Executive Director of the Agency, a duly authorized representative of the Agency is hereby authorized to enter into a redevelopment agreement with Boos States Development, LLC for the redevelopment of Block 85, Lot 1 and Block 86, Lot 51 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.

06-11-14B (cont'd)

ON MOTION OF:

SECONDED BY:

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

Marilyn Torres
Chairperson

ATTEST:

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.: 06-11-14C

Resolution Title:

Resolution Authorizing a Redevelopment Agreement with Boos States Development, LLC for the Redevelopment of a Portion of Block 844, Lot 13 of the City of Camden Tax Map as a Family Dollar Store (State & River Site)

Project Summary:

- By Resolution 03-12-14F the CRA designated Boos States Development, LLC as the redeveloper of the property known as Block 844 Lot 13 (State & River Site) for the development of a Family Dollar Store.
- The above resolution specified that the final form of the Redevelopment Agreement for this project was subject to separate CRA Board approval.
- The proposed redevelopment agreement includes the terms set forth below:
- The Redeveloper agrees to develop a 9,180-square foot Family Dollar Store in the Cramer Hill Neighborhood on an approximately 48,272 (subject to survey) portion of a City-owned property designated as Block 844, Lot 13 of the City of Camden Tax Map, located at the Northwest corner of 17th Street and River Avenue.
- The purchase price for the property is \$_____.
- The Redeveloper will also pay a Redevelopment Fee in the amount of \$25,000 upon the execution of the Redevelopment Agreement.
- The City has adopted an ordinance and is in the process of conveying the property to the CRA.
- The City of Camden will receive 50% of the proceeds from the sale of the property and CRA will receive 50% from the proceeds of sale.
- The proposed form of redevelopment agreement is attached as Exhibit A.

Purpose of Resolution:

To approve a Redevelopment Agreement

06-11-14C (cont'd)

Award Process:
N/A

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

Total Project Cost:
\$1,227,000

Source of Funds:
Redeveloper

06-11-14C

**Resolution Authorizing a Redevelopment Agreement with Boos States Development, LLC
for the Redevelopment of a Portion of Block 844, Lot 13 of the City of Camden Tax Map
as a Family Dollar Store (State & River Site)**

WHEREAS, the City of Camden Redevelopment Agency (CRA) by resolution 03-12-14F authorized the negotiation of a Redevelopment Agreement with Boos States Development, LLC (Redeveloper) for the redevelopment of a portion of Block 844, Lot 13 of the City of Camden Tax Map as a Family Dollar Store; and

WHEREAS, Resolution 03-12-14F 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;

WHEREAS, the CRA and the Redeveloper have now negotiated the terms of a proposed redevelopment agreement which requires the Redeveloper to develop a 9,180-square foot Family Dollar Store in the Cramer Hill Neighborhood on an approximately 48,272 (subject to survey) portion of a City-owned property designated as Block 844, Lot 13 of the City of Camden Tax Map, located at the Northwest corner of 17th Street and River Avenue; and

WHEREAS, the purchase price for the property under the proposed redevelopment agreement is \$ ____ which [is/exceeds] the current market value of the site as determined by an appraiser retained by the CRA; and

WHEREAS, under the proposed redevelopment agreement the Redeveloper will also pay a Redevelopment Fee in the amount of \$25,000 which will be paid at the time of the execution of the Redevelopment Agreement; and

06-11-14C (cont'd)

WHEREAS, The City of Camden will receive 50% of the proceeds from the sale of the property and CRA will receive 50% from the proceeds of sale.

WHEREAS, the proposed form of 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 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 the Executive Director of the Agency, a duly authorized representative of the Agency is hereby authorized to enter into a redevelopment agreement with Boos States Development, LCC for the redevelopment of a portion of Block 844, Lot 13 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.

06-11-14C (cont'd)

ON MOTION OF:

SECONDED BY:

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

Marilyn Torres
Chairperson

ATTEST:

Saundra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta, Esq.
Board Counsel

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Resolution No.: 06-11-14D

Resolution Title:

**Resolution Authorizing the Cancellation
of a Loan Made by the City of Camden to the Agency in the Amount of \$250,000.00**

Project Summary:

By Resolution 10-03-12H the CRA authorized the borrowing of \$250,000.00 from the City of Camden at an interest rate of zero percent.

The \$250,000.00 loan was memorialized in a loan agreement dated April 17, 2013.

In order to provide the CRA with additional funds for operations, the CRA has requested that the City of Camden cancel the obligation of the CRA to repay the \$250,000.00 loan.

The City of Camden has agreed to this request.

Purpose of Resolution:

To authorize the cancellation of the loan approved in Resolution 10-03-12H.

Award Process: N/A

Cost Not To Exceed: N/A

Source: N/A

Total Project Cost: N/A

06-11-14D

**Resolution Authorizing the
Cancellation of a Loan Made by the City of Camden to the Agency in the Amount of
\$250,000.00**

WHEREAS, the City of Camden Redevelopment Agency (“CRA”) was created by the City of Camden on August 27, 1987 by City Ordinance No. 2322 pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.* and has been named by the City as the entity responsible for redevelopment projects for the entire City; and

WHEREAS, CRA performs the primary function of acquiring and assembling land for redevelopment, project management related to the clearance and remediation of properties with environmental concerns, securing funds for various Brownfields activities, assisting with economic development, and implementing redevelopment plans; and

WHEREAS, Brownfield activities currently account for a large percentage of CRA Economic Development staff time and are underfunded; and

WHEREAS, since 2008, the CRA has applied for, received and administered nearly Thirty Million Dollars (\$30,000,000) in environmental assessment cleanup grants from the New Jersey Hazardous Discharge Site Remediation Fund (HDSRF), the US Environmental Protection Agency and the Economic Recovery Board; and

WHEREAS, the CRA has received less than Thirty Thousand Dollars (\$30,000.00) in administrative fees from the above listed grant sources, and has spent approximately Thirty Thousand Dollars (\$30,000.00) from its operational budget for grant applications and other Brownfield administrative costs, thereby consuming the almost equal amount in administrative fees from grants; and

WHEREAS, the environmental grants have leveraged more than Two Hundred Million Dollars (\$200,000,000) in economic redevelopment, including, among others, the Harrison Avenue Landfill cleanup for the Ray and Joan KROC Center, redevelopment of a former RCA building, the Camden Waterfront – East Village project and the cleanup of the former Sears Tire and Battery site; and

WHEREAS, by Resolution 10-03-12H the CRA authorized the borrowing of Two Hundred Fifty Thousand \$250,000 from the City of Camden at an interest rate of zero percent; and

06-11-14D

WHEREAS, the Two Hundred Fifty Thousand Dollar \$250,000.00 loan was memorialized in a loan agreement dated April 17, 2013; and

WHEREAS, in order to provide the CRA with additional funds for operations the CRA has requested that the City of Camden cancel the obligation of the CRA to repay the Two Hundred Thousand Fifty Dollar \$250,000.00 loan.

WHEREAS, the City of Camden has agreed to this request.

WHEREAS, the forgiveness of the Two Hundred Fifty Thousand Dollar \$250,000.00 loan by the City of Camden shall not affect the terms of the Memorandum of Understanding that has been entered into between the Agency, the City of Camden and the State of New Jersey Department of Community Affairs pursuant to Resolution 10-03-12H which Memorandum of Understanding shall remain in full force and effect.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that the Loan previously made by the City of Camden in the amount of \$250,000.00 shall be cancelled pursuant to the agreement of the City to cancel such loan; and

BE IT FURTHER RESOLVED, by the governing body of the City of Camden Redevelopment Agency that the Executive Director of the Agency as an authorized representative of the Agency shall execute such documents as are necessary and appropriate to terminate the loan agreement dated April 17, 2013 and to otherwise cancel the indebtedness of the Agency for this loan; 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.

Dated: _____

06-11-14D (cont'd)

ON MOTION OF:

SECONDED BY:

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

Marilyn Torres
Chairperson

ATTEST:

Saundra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta, Esq.
Board Counsel

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Resolution No.: 06-11-14E

Resolution Title:

Resolution Authorizing the Addition of Board Chairperson Marilyn Torres and Board Treasurer Bryan Morton to the List of Authorized Signatories for the Agency's Deposit Accounts Held at PNC Bank and the Removal of the Prior Board Chairperson and Prior Board Treasurer from Such List

Project Summary:

A reorganization of the Board of Commissioners was conducted on January 14, 2014 and new appointments have been made for the positions of Board Chairperson and Board Treasurer (Finance Committee Chairperson).

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

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

Purpose of Resolution:

To authorize the CRA to add Commissioner Torres and Commissioner Morton to the list of authorized signatories for the CRA PNC Bank deposit accounts and to remove the prior officers from such list.

Award Process:

N/A

Cost Not To Exceed: N/A

Source of Funds: N/A

Total Project Cost: N/A

06-11-14E

Resolution Authorizing the Addition of Board Chairperson. Marilyn Torres and Board Treasurer Bryan Morton to the List of Authorized Signatories for the Agency's Deposit Accounts Held at PNC Bank and the Removal of the Prior Board Chairperson and 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 reorganization of the Board of Commissioners was conducted on January 14, 2014 and new appointments have been made for the positions of Board Chairperson and Board Treasurer (Finance Committee Chairperson); and

WHEREAS, a revised signatory authorization is required to add the new officials to the list of authorized signatories on the CRA's PNC Bank deposit accounts and to remove the prior officers 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 these additional signatories to execute a CRA check to complete the disbursement.

06-11-14E (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 revise the list of authorized signatories on the Agency's deposit accounts held at PNC Bank by adding Board Chairperson Marilyn Torres and Board Treasurer (Finance Committee Chairperson) Bryan Morton to the list of authorized signatories and removing the prior Board Chairperson and 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:

SECONDED BY:

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

Marilyn Torres
Chairperson

ATTEST:

Saundra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta, Esq.
Board Counsel

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

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:

SECONDED BY:

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

Marilyn Torres
Chairperson

ATTEST:

Saundra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta, Esq.
Board Counsel

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

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:

SECONDED BY:

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

Marilyn Torres
Chairperson

ATTEST:

Saundra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta, Esq.
Board Counsel

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing

Resolution No.: 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 FUTHER 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:

SECONDED BY:

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

Marilyn Torres
Chairperson

ATTEST:

Saundra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta, Esq.
Board Counsel

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing

Resolution No.: 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:

SECONDED BY:

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

Marilyn Torres
Chairperson

ATTEST:

Saundra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta, Esq.
Board Counsel