

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Executive Office

Resolution No.: 03-12-14A

Resolution Title:

**RESOLUTION RECOGNIZING THE 10-YEAR SERVICE ANNIVERSARY OF
JOHANNA CONYER
WITH THE
CITY OF CAMDEN REDEVELOPMENT AGENCY**

Project Summary:

N/A

Purpose of Resolution:

To recognize outstanding 10-year service anniversary for the CRA Director of Finance

Award Process:

N/A

Cost:

NONE

Source:

N/A

Total Project Cost:

N/A

03-12-14A

**RESOLUTION RECOGNIZING THE 10-YEAR SERVICE ANNIVERSARY OF
JOHANNA CONYER
WITH THE CITY OF CAMDEN REDEVELOPMENT AGENCY**

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

WHEREAS, Johanna Conyer began her employment with the City of Camden Redevelopment Agency on March 4, 2004 as Director of Finance; and

WHEREAS, Director Conyer has brought to this work a finance experience in public sector work such as the City of Camden Housing Authority ,and

WHEREAS, Director Conyer also brought a strong academic background to the agency with a B.S. in Finance from Rutgers University - Camden; and

WHEREAS, under Director Conyer, finance and administration management has supported the three (3) audits without findings and accurate reporting to federal and state agencies which contributes greatly to the CRA's ability to compete for such grants; and

WHEREAS, Director Conyer continues her education and training in accounting and procurement administration,

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency and the Executive Director of the Agency, that the 10-year service anniversary of Johanna Conyer is recognized with great appreciation.

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.

03-12-14A (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

Resolution No.: 03-12-14B

Resolution Title:

**RESOLUTION RECOGNIZING THE 10-YEAR SERVICE ANNIVERSARY OF
DONNA J. HELMS
WITH THE CITY OF CAMDEN REDEVELOPMENT AGENCY**

Project Summary:

N/A

Purpose of Resolution:

To recognize outstanding 10-year service anniversary for the CRA
Project Manager – Human Capital

Award Process:

N/A

Cost:

NONE

Source:

N/A

Total Project Cost:

N/A

03-12-14B

**RESOLUTION RECOGNIZING THE 10 YEAR SERVICE ANNIVERSARY OF
DONNA J. HELMS
WITH THE CITY OF CAMDEN REDEVELOPMENT AGENCY**

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

WHEREAS, Donna J. Helms began her employment with the City of Camden Redevelopment Agency on March 29, 2004 Human Capital Project Manager; and

WHEREAS, Donna Helms has brought to this work experience as a management consultant with nonprofit organizations such as the Heart of Camden and the Women's Community Revitalization Project; and

WHEREAS, Donna Helms also brought a strong academic background to the agency with a B.S. in Urban and Regional Planning from Rutgers University - Camden; and

WHEREAS, Donna assisted in developing the CRA's structure and activities for community engagement and advocacy effort for the Human Capital Plans, and

WHEREAS, Donna's efforts with the U.S. Department of Housing and Urban Development Neighborhood Stabilization Program II assist with the marketing and sale of newly constructed homes in North Camden and Cooper Plaza, and her administration of the CRA Mentoring Program in partnership with the City of Camden Housing Authority (HACC) achieved the employment of seventeen (17) individuals who completed the HACC's Youthbuild Program, and

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency and the Executive Director of the Agency, that the 10-year service anniversary of Donna Helms is recognized with great appreciation.

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.

03-12-14B (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: _____
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.: 03-12-14C

Resolution Title:

Resolution Authorizing the City of Camden Redevelopment Agency to Establish a Pre-Qualified List of Environmental and Engineering Firms to Provide Environmental Services

Project Summary:

- CRA administers 9 grants from the US Environmental Protection Agency (EPA).
- The CRA also funds environmental investigations from other grant sources, including but not limited to, 6 Hazardous Discharge Site Remediation Fund (HDSRF) grants.
- The CRA issued a Request for Qualifications for environmental and engineering firms to provide environmental services.
- The CRA will establish a Pre-Qualified List from which to solicit cost and methodology proposals for site specific projects.
- The use of the list will greatly expedite procurement.

Purpose of Resolution:

To establish a Pre-Qualified List of professional services providers.

Award Process:

RFQ

Cost Not To Exceed:

N/A

Total Project Cost:

N/A

Source of Funds:

USEPA Grants, HDSRF Grants, project budgets, operating funds

03-12-14C

**Resolution Authorizing the City of Camden Redevelopment Agency to Establish a
Pre-Qualified List of Environmental and Engineering Firms
to Provide Environmental Services**

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

WHEREAS, consistent with this charge, the CRA manages and oversees the City of Camden's Brownfields Program; and

WHEREAS, the CRA was awarded and is currently administering a Brownfields Hazardous Substances Assessment Grant and a Brownfields Petroleum Assessment Grant, six Brownfields Cleanup Grants and a Brownfields Revolving Loan Fund Grant from the United States Environmental Protection Agency (EPA) and also funds environmental investigations, professional environmental oversight, environmental monitoring and environmental remediation from project budgets, operating funds and other grant sources, including but not limited to, New Jersey Hazardous Discharge Site Remediation Fund (HDSRF) ; and

WHEREAS, the CRA seeks to establish a list of environmental and engineering firms from which to solicit proposals for environmental services; and

WHEREAS, in order to procure these services the CRA prepared and posted on its web site a "Request for Qualifications for Environmental Services in Support of USEPA Brownfield Assessment Grants and Other Funding Sources" in accordance with the "fair and open" process and procedures established under the regulation and amendments to N.J. S. A. 19:44A-20.4 et seq.; and

WHEREAS, the CRA through its established evaluation process, determined that the firms listed in **Attachment A** of this Resolution are qualified to be included on the Pre-Qualified List; and

WHEREAS, the CRA shall solicit cost and methodology proposals from the Pre-Qualified List for site specific projects,

03-12-14C (cont'd)

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that the Executive Director, a duly authorized representative, is hereby authorized to establish a Pre-Qualified List of Environmental and Engineering Firms to Provide Environmental Services.

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

03-12-14C (cont'd)

**Attachment "A" to a Resolution Entitled:
Resolution Authorizing the Camden Redevelopment Agency to Establish a Pre-Qualified
List of Environmental and Engineering Firms to Provide Environmental Services**

<u>Company</u>	<u>Address</u>
Brinkerhoff Environmental Services	1805 Atlantic Ave. Manasquan, NJ 08736
Dresdner Robin	4300 Haddonfield Rd. Suite 115 Pennsauken, NJ 08054
Environmental Resolutions, Inc.	525 Fellowship Rd. Suite 300 Mt. Laurel, NJ 08054
Langan Engineering and Environmental Services	989 Lenox Dr. Suite 124 Lawrenceville, NJ 08648
React Environmental Professional Services Group, Inc.	6901 Kingsessing Ave. Suite 201 Philadelphia, PA 19142
TRC	1601 Market St. Suite 2555, Philadelphia, PA 19103
TTI Environmental, Inc.	1253 N. Church St. Moorestown, NJ 08057

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development

Resolution No.: 03-12-14D

Resolution Title:

A Resolution Rescinding Resolution 04-03-13F Authorizing an Amendment to the Remedial Work Management Agreement with The Salvation Army in Connection with the Remediation of a Portion of the Harrison Avenue Landfill

Project Summary:

- The CRA and The Salvation Army (TSA) entered into a Redevelopment Agreement for the redevelopment a portion of the Harrison Avenue Landfill as the Kroc Community Center.
- The Redevelopment Agreement also authorized the CRA and TSA to enter into a Remedial Work Management Agreement (RWMA) whereby the TSA would manage the environmental remediation of the TSA Parcel and the Fringe Zone Area (an area of the Landfill outside of the TSA Parcel which will continue in CRA ownership).
- Due to unanticipated increases in the remediation budget it was necessary to eliminate the remediation of the Fringe Zone Area from the current phase of the remediation to meet the budget.
- The NJ DEP has agree to the elimination of the Fringe Zone Area from the current phase.
- It was necessary to amend the RWMA to formally eliminate the Fringe Zone Area remediation from the scope of TSA's obligations. This was done by Resolution 04-03-13F.
- Subsequently, the CRA received additional funds from the Hazardous Discharge Site Remediation Fund (HDSRF) Grant and from an EPA Cleanup Grant to cover the cost of the Fringe Zone Area remediation and it is no longer necessary to eliminate this work from the TSA scope of obligations.
- An amendment document between TSA and CRA was never executed.

Purpose of Resolution:

To rescind a previous resolution.

Award Process:

N/A

Cost Not To Exceed:

N/A

Total Project Cost:

\$89.0 million

Source of Funds:

HDSRF grants and EPA grants (remediation only)

03-12-14D

**A Resolution Rescinding Resolution 04-03-13F Authorizing an Amendment to
the Remedial Work Management Agreement with The Salvation Army
in Connection with the Remediation of a Portion of the Harrison Avenue Landfill**

WHEREAS, Resolution 07-07-10A authorized the Camden Redevelopment Agency (“CRA”) to enter into a Remedial Work Management Agreement (“RWMA”) with The Salvation Army (“TSA”) whereby TSA, acting as the designated Redeveloper, would provide management services and conduct the work necessary to complete the environmental remediation of and closure(collectively, the “Remedial Work”)of certain portions of the Harrison Avenue Landfill; and

WHEREAS, the Remedial Work included the environmental remediation of the TSA Parcel, currently designated as Block 810, Lots 4, 5, & 6 and certain portions of CRA property currently designated as Block 809 Lot 7, outside of the TSA Parcel and defined in the RWMA as the “Fringe Zone Area”; and

WHEREAS, due to unanticipated increases in the budget for the remediation of the TSA Parcel, it was necessary to eliminate certain Remediation Work items not immediately necessary for the remediation of the TSA Parcel and completion of the Kroc Community Center; and

WHEREAS, it was determined that the environmental remediation of the Fringe Zone Area could be eliminated from the Remedial Work and to this end, the CRA Board of Commissioners adopted Resolution 04-03-13F which authorized an amendment to the RWMA removing only The Salvation Army’s obligation to provide management services and conduct the work necessary to complete the environmental remediation of and closure relative to the Fringe Zone Area; and

WHEREAS, subsequent to the adoption of Resolution 04-03-13F, but prior to the execution of an RWMA Amendment document, the CRA secured additional funds to pay the cost of the environmental remediation of Fringe Zone Area;

03-12-14D (cont'd)

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the Camden Redevelopment Agency that Resolution 04-03-13F is hereby rescinded and by so doing, The Salvation Army's obligation to provide management services and conduct the work necessary to complete the environmental remediation of and closure relative to the Fringe Zone Area will remain in the Remedial Work Management Agreement between the City of Camden Redevelopment Agency and The Salvation Army, dated November 29, 2011.

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.: 03-12-14E

Resolution Title:

Resolution Designating Boos States Development , LLC as the Redeveloper of the Block 85, Lot 1 and Block 86, Lot 51 in the Camden North Gateway Redevelopment Area and Authorizing the City of Camden Redevelopment Agency 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

Project Summary:

- Boos States Development, LCC proposes to develop a 9,180 square foot Family Dollar Store with additional retail space in North Camden on CRA –owned land designated as Block 85 Lot 1 and Block 86 Lot 51, bounded by 7th Street, 8th Street, Linden Street and the former Right of Way of Pearl Street in the Camden North Gateway Redevelopment Area.
- This resolution proposes to designate Boos States Development, LLC as the Redeveloper of Block 85 Lot 1 and Block 86 Lot 51.
- The designation will expire if an acceptable Cost Agreement is not executed by December 31, 2014.
- This resolution also authorizes the negotiation and execution of a Cost Agreement whereby the redeveloper would pay the CRA’s costs associated with the negotiation of a Redevelopment Agreement.
- Once the Cost Agreement is successfully negotiated, the CRA and the Redeveloper will negotiate a Redevelopment Agreement.
- The final form of the Redevelopment Agreement is subject to separate CRA Board approval.

Purpose of Resolution:

- Designate a Redeveloper
- Authorize entering into a Cost Agreement
- Authorize negotiation of a Redevelopment Agreement

Award Process:

Endorsement of the project by the City’s Business Growth and Development Team

Cost Not To Exceed:

TBD

Total Project Cost:

TBD

Source of Funds:

Redeveloper will pay all costs associated with the project.

03-12-14E

Resolution Designating Boos States Development, LLC as the Redeveloper of the Block 85, Lot 1 and Block 86, Lot 51 in the Camden North Gateway Redevelopment Area and Authorizing the City of Camden Redevelopment Agency 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

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 the Camden North Gateway Redevelopment Plan (the “Plan”) and thereby designated the CRA as the redevelopment entity to implement redevelopment plans and carry out redevelopment projects within the Camden North Gateway Redevelopment Area (the “Redevelopment Area”); and

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

WHEREAS, Boos States Development , LLC (the “Redeveloper”) proposes to undertake the redevelopment of a Family Dollar Store with additional retail space (the “Redevelopment Project”) to be located on Block 85 Lot 1 and Block 86 Lot 51 in the Redevelopment Area in accordance with the Plan; and

WHEREAS, the CRA is the title owner of Block 85 Lot 1 and Block 86 Lot 51; and

WHEREAS, the Redeveloper has agreed to enter into a Cost Agreement with the CRA pursuant to which the Redeveloper would agree to pay the CRA for its costs and expenses incurred in connection with the negotiation of a proposed redevelopment agreement for the Redevelopment Project including appraisal, title, survey and legal costs; and

WHEREAS, upon the execution of an acceptable Cost Agreement the next step in the redevelopment process would be the negotiation of an acceptable redevelopment agreement for the Redevelopment Project which sets for the detailed terms of the proposed Redevelopment Project; and

03-12-14E (cont'd)

WHEREAS, any proposed redevelopment agreement for the Redevelopment 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, that Boos States Development, LLC is hereby designated as Redeveloper of the Redevelopment Project for purposes of entering into an acceptable Cost Agreement and the negotiation of a proposed Redevelopment Agreement, which designation shall expire on December 31, 2014 if an acceptable Cost Agreement is not executed or if the designation is not extended in writing by the CRA; 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 a Cost Agreement with the Redeveloper which will obligate the Redeveloper to pay the legal, appraisal, title and the survey costs that the CRA incurs in connection with the negotiation of a proposed Redevelopment Agreement; and

BE IT FURTHER RESOLVED, that upon the entry of an acceptable Cost Agreement the Executive Director is hereby authorized and directed to negotiate a proposed Redevelopment Agreement with the Redeveloper for the redevelopment of the Redevelopment Area with any such proposed Redevelopment Agreement being subject to review and approval by the CRA Board of Commissioners by separate action of the Board of Commissioners, 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.

03-12-14E (contd)

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