

**CITY OF CAMDEN REDEVELOPMENT AGENCY**  
**RESOLUTION SUMMARY**

Economic Development

Resolution No.: 10-08-14A

Resolution Title:

**Resolution Approving Brandywine Operating Partnership, L.P. as Sub-Redeveloper of Block 1459, Lots 9, 14, 15, 16 & 17; Block 1463, Lot 1 and Block 1464, Lots 4 & 5 of the Camden City Tax Map Pursuant 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 Area 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.
- The Master Redevelopment Agreement permits CSC to designate one or more sub-redevelopers for areas of the Gateway Office Park project subject to the approval of the CRA.
- CSC has proposed that Brandywine Operating Partnership, L.P. (Brandywine) be appointed as sub-redeveloper of Block 1459, Lots 9, 14, 15, 16 & 17; Block 1463, Lot 1 and Block 1464, Lots 4 & 5 of the Camden City Tax Map (the "Designated Property")

Purpose of Resolution:

To approve a sub-redeveloper for the Designated Property and to authorize the negotiation of a redevelopment agreement(s) for such property.

Award Process:

N/A

Cost Not To Exceed:

N/A

Total Project Cost:

To Be Determined

Source of Funds:

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

10-08-14A

**Resolution Approving Brandywine Operating Partnership, L.P. as Sub-Redeveloper of Block 1459, Lots 9, 14, 15, 16 & 17; Block 1463, Lot 1 and Block 1464, Lots 4 & 5 of the Camden City Tax Map Pursuant 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 on July 29, 2008 CRA and CSC entered into a Master Redevelopment Agreement ("MRA"); and

**WHEREAS**, paragraph 2 of Part I of the MRA permits CSC to name one or more sub-redevelopers for areas within the project that are governed by the MRA, subject to the approval by CRA of each sub-redeveloper; and

**WHEREAS**, CSC, after review of the qualifications of several potential sub-redevelopers has proposed that Brandywine Operating Partnership, L.P. (Brandywine") be appointed as sub-redeveloper of Block 1459, Lots 9, 14, 15, 16 & 17; Block 1463, Lot 1 and Block 1464, Lots 4 & 5 of the Camden City Tax Map (the Designated Property");

**WHEREAS**, all of the Designated Property is owned by CSC or its affiliate and the CRA will not be required to obtain or convey any property for this phase of the project; and

**WHEREAS**, CSC and Brandywine propose to develop the Designated Property for office use, light industrial use and/or for such other uses that are permitted by the Redevelopment Plan adopted for the Gateway Redevelopment Area;

**WHEREAS**, CSC has provided CRA with information concerning the experience and qualifications of Brandywine and CRA has determined that Brandywine possesses the necessary experience and qualifications for the proposed redevelopment of the Designated Property; and

**WHEREAS**, the CRA has determined that approval of Brandywine as the sub-redeveloper of the Designated Property would be in the best interests of the CRA, The City of Camden and the residents of the City of Camden.

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency that Brandywine Operating Partnership, L.P. is hereby approved as the sub-redeveloper of Block 1459, Lots 9, 14, 15, 16 & 17; Block 1463, Lot 1 and Block 1464, Lots 4 & 5 of the Camden City Tax Map pursuant to the Master Redevelopment Agreement between the City of Camden Redevelopment Agency and Campbell Soup Company; and

10-08-14A (cont'd)

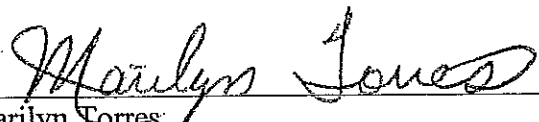
**BE IT FURTHER RESOLVED** that the Executive Director of the Agency, a duly authorized representative of the Agency is hereby authorized to negotiate an appropriate redevelopment agreement and related agreements with Brandywine Operating Partnership, L.P. and/or Campbell Soup Company for the redevelopment of Block 1459, Lots 9, 14, 15, 16 & 17; Block 1463, Lot 1 and Block 1464, Lots 4 & 5 of the Camden City Tax Map; with such redevelopment agreement and related agreements being subject to review and approval by the CRA Board of Commissioners by separate action of the Board of Commissioners, and

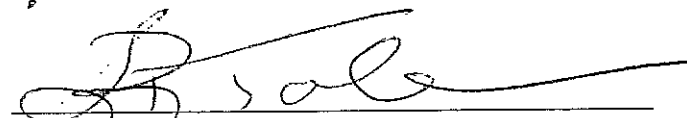
**BE IT FURTHER RESOLVED** that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

**ON MOTION OF:** Jose Vasquez

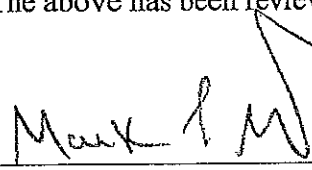
**SECONDED BY:** Vance Bowman

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Vance Bowman	✓		
Kenwood Hagamin, Jr.			
Jose Vazquez	✓		
Edgardo Garcia			
Mirta L. Nieves	✓		

  
\_\_\_\_\_  
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**

FINANCE

Resolution No.: 10-08-14B

Resolution Title:

**Resolution Introducing and Approving for Submission to the Director of the  
Division of Local Government Services the Agency's Proposed Budget For The  
Fiscal Year 2015**

Project Summary:

N.J.A.C. 5:31-1 et. seq. requires all municipal bodies to introduce and formally approve for submission to the Director of the Division of Local Government Services an annual budget for the upcoming fiscal year at least 60 days prior to the end of the current fiscal year.

The CRA's fiscal year end is December 31, 2014. The budget introduction and approval is being presented at this time and the resolution to accept the budget will be presented no later than the beginning of the CRA's fiscal year as per the New Jersey Administrative Code.

Purpose of Resolution:

To introduce and approve The Agency's Fiscal Year Ending 2015 budget

Award Process:

N/A

Cost Not To Exceed:

N/A

Source of Funds:

N/A

Total Project Cost:

N/A

10-08-14B

**Resolution Introducing and Approving for Submission to the Director of the  
Division of Local Government Services the Agency's Proposed Budget For The  
Fiscal Year 2015**

**WHEREAS**, N.J.A.C. 5:31-1 et. seq. requires all municipal bodies to introduce and formally approve for submission to the Director of the Division of Local Government Services an annual budget for the upcoming fiscal year at least 60 days prior to the end of the current fiscal year; and

**WHEREAS**, a proposed Annual Budget and Capital Budget for the City of Camden Redevelopment Agency for the fiscal year beginning, January 1, 2015 and ending, December 31, 2015 has been presented before the governing body of the Agency at its open public meeting of October 8, 2014; and

**WHEREAS**, the Annual Budget as proposed reflects Total Revenues of \$ XXXX Total Appropriations, including any Accumulated Deficit if any, of \$ XXXX and Total Unrestricted Net Assets utilized of \$XXXX; and

**WHEREAS**, the Capital Budget as proposed reflects Total Capital Appropriations of XXXX and Total Unrestricted Net Assets planned to be utilized as funding thereof, of \$XXXX; and

**WHEREAS**, the schedule of rates, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Agency, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

**WHEREAS**, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Agency's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget, must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

**NOW, THEREFORE BE IT RESOLVED**, by the governing body of the City of Camden Redevelopment Agency, at an open public meeting held on October 8, 2014 that the Annual Budget, including appended Supplemental Schedules, and the Capital Budget/Program of the City of Camden Redevelopment Agency for the fiscal year beginning, January 1, 2015 and ending, December 31, 2015 which is attached as an exhibit to this resolution is hereby introduced and approved for submission to the Director of the Division of Local Government Services; and

10-08-14B (cont'd)

**BE IT FURTHER RESOLVED**, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Agency's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

**BE IT FURTHER RESOLVED**, that the governing body of the City of Camden Redevelopment Agency will consider the Annual Budget and Capital Budget/Program for adoption on or prior to December 31, 2014.

\_\_\_\_\_  
(Secretary's Signature)

\_\_\_\_\_  
(Date)

ON MOTION OF:

SECONDED BY:

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres			
Vance Bowman			
Kenwood Hagamin, Jr			
Jose Vazquez			
Mirta L. Nieves			
Edgardo Garcia			

\_\_\_\_\_  
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-Brownfields

Resolution No.:10-08-14C

Resolution Title:

**Resolution Authorizing an Application for and Acceptance of a Grant from the Hazardous Discharge Site Remediation Fund in an Amount Not to Exceed \$1,800,000 for Remedial Action on a Portion of the Harrison Avenue Landfill (“Balance of the Landfill”) (Block 809, Lot 7 of the Camden City Tax Map)**

Project Summary:

- This resolution authorizes the CRA to apply for and accept a grant of \$1,800,000 from the Hazardous Discharge Site Remediation Fund (HDSRF) for remediation of a portion of the Harrison Avenue Landfill (the Balance of the Landfill) which is outside of the Kroc Center Project Area.
- The Balance of the Landfill must be remediated prior to redevelopment and in order to properly close the former landfill.
- Future plans call for its development as a park, open space, for natural habitat restoration and for solar power generation.
- The CRA has also received Brownfield Cleanup Grants from USEPA, in the amount of \$600,000 which may be used for remediating the Balance of the Landfill. Funds to complete the remediation have not been identified.

The HDSRF Grant Program requires a 25% match:

\$1,800,000 HDSRF Grant Amount (75%)

\$ 600,000 Cash Match USEPA Brownfield Cleanup Grants (25%)

\$2,400,000 Value of New Work (100%)

Purpose of Resolution:

Apply for and accept an HDSRF grant.

Award Process:

N/A

Cost Not To Exceed:

\$2,400,000

Total Project Cost:

\$21.0 million

Source of Funds: HDSRF and USEPA Grants

10-08-14C

**Resolution Authorizing an Application for and Acceptance of a Grant from the Hazardous Discharge Site Remediation Fund in an Amount Not to Exceed \$1,800,000 for Remedial Action on a Portion of the Harrison Avenue Landfill ( "Balance of the Landfill ") (Block 809, Lot 7 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 intends to redevelop that portion of the Harrison Avenue Landfill outside of the Kroc Community Center Project Area (the "Balance of the Landfill") (Block 809, Lot 7 of the Camden City Tax Map) for the following uses: park, open space, natural habitat restoration and solar power generation; and

**WHEREAS**, the Balance of the Landfill must be remediated prior to the redevelopment activities; and

**WHEREAS**, HDSRF provides grants to municipalities and qualifying agencies for environmental investigation and remediation and has grant funding available in the amount of \$1,800,000; and

**WHEREAS**, the 25% match required by the HDSRF grant will be met by \$600,000 cash match from the United States Environmental Protection Agency (EPA) Brownfield Cleanup- Harrison Avenue Landfill Lot 10 , Harrison Avenue Landfill Lot 11 and Harrison Avenue Lot 12 grants which were previously awarded to the CRA;

**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 Hazardous Discharge Site Remediation Grant for Remedial Action on the Harrison Avenue (Balance of the Landfill) Property in an amount not to exceed \$1,800,000; and

**BE IT FURTHER RESOLVED** that the Executive Director, or her designee, is hereby authorized and directed, subject to the adequate documentation of the committed match and contribution of required matching funds by the US Environmental Protection Agency, to take all actions and execute all grant documents, grant agreements and grant reports necessary to secure and administer the Grant and to carry out the purposes of this resolution.

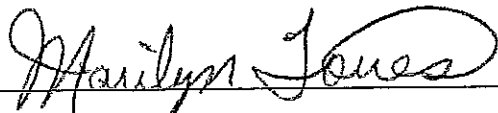


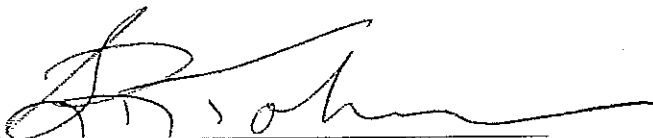
10-08-14C (cont'd)

ON MOTION OF: Vance Bowman

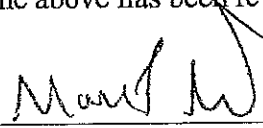
SECONDED BY: Jose Vasquez

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Vance Bowman	✓		
Kenwood Hagamin, Jr.			
Jose Vazquez	✓		
Mirta L. Nieves	✓		
Edgardo Garcia			

  
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.:**10-08-14D**

Resolution Title:

**Resolution Authorizing a Professional Services Agreement with Steven W. Bartelt, MAI for Appraisal Services at 1825 Admiral Wilson Boulevard (Exxon Site) in the Admiral Wilson North Redevelopment Area for a Cost Not to Exceed \$3,300**

Project Summary:

- City Council adopted the Admiral Wilson North Redevelopment Plan in September 2013.
- The Plan calls for the redevelopment of a largely vacant area north of Admiral Wilson Boulevard, between 17<sup>th</sup> and 19<sup>th</sup> Streets as a regional shopping center anchored by a major grocery chain.
- The majority of parcels in the Redevelopment Area are owned by the City of Camden.
- The CRA designated Camden Renaissance Associates, LLC as the Redeveloper of the Admiral Wilson North Redevelopment Area.
- The Redeveloper is considering whether this privately-owned parcel should be included in the redevelopment project and requires an appraisal to assist with that determination.
- An appraisal report will provide a current fair market value of the privately owned Parcel to be paid by the Redeveloper.
- CRA issued a Request for Pricing from the two "Pre-Qualified Appraisal Firms" and Steven W. Bartelt, MAI submitted the lowest price quote, dated July 31, 2014 of \$3,300.

Purpose of Resolution:

To authorize a professional services contract with Steven W. Bartelt, MAI for the provision of appraisal services at 1825 Admiral Wilson Boulevard (Exxon Site)

Award Process:

Steven W. Bartelt, MAI is on the current list of "Pre-Qualified" Appraisal Firms. CRA solicited a Price Quote. Mr. Bartelt submitted the lowest price quote.

Cost Not To Exceed:\$3,300

Total Project Cost:

\$140 million

Source of Funds:

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

10-08-14D

**Resolution Authorizing a Professional Services Agreement with Steven W. Bartelt, MAI for Appraisal Services at 1825 Admiral Wilson Boulevard (Exxon Site) in the Admiral Wilson North Redevelopment Area for a Cost Not to Exceed \$3,300**

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

**WHEREAS**, on September 10, 2013 the City Council of the City of Camden (“City Council”) adopted in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A: 12A-1 et seq. (“LRHL”), an ordinance approving the Admiral Wilson North Redevelopment Plan (Plan) as to certain land on the north side of Admiral Wilson Boulevard within the City of Camden more particularly described therein (collectively, the “Redevelopment Area”); and

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

**WHEREAS**, the CRA by Resolution 10-02-13A designated Camden Renaissance Associates, LLC as the Redeveloper (“Redeveloper”) of the Admiral Wilson North Redevelopment Area and authorized the CRA to enter into a Cost Agreement and to negotiate a proposed Redevelopment Agreement with Camden Renaissance Associates, LLC; and

**WHEREAS**, the CRA by Resolution 06-11-14K authorized a the execution of a redevelopment agreement with the Redeveloper which agreement was executed by the parties on July 2, 2014 (the “Redevelopment Agreement”); and

**WHEREAS**, the property located at 1825 Admiral Wilson Boulevard is a privately owned property; and

**WHEREAS**, the Redeveloper is considering whether this parcel should be included in the redevelopment project and requires an appraisal to assist with that determination; and

**WHEREAS**, an appraisal report will provide a current fair market value of the privately owned parcel to be paid by the Redeveloper; and

**WHEREAS**, Steven W. Bartelt, MAI is on the CRA’s current list of “Pre-Qualified Appraisal Firms” and has provided the lowest price quote, dated July 31, 2014 of \$3,300 for an Appraisal Report of the privately-owned parcel; and

**WHEREAS**, the Redeveloper has agreed to pay the cost of the appraisal report as part of the Redeveloper’s obligations under the Redevelopment Agreement;

10-08-14D (cont'd)

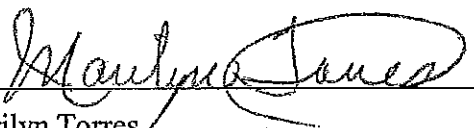
**NOW THEREFORE, BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency, that the Executive Director, a duly authorized representative of the City of Camden Redevelopment Agency, is hereby authorized and directed to negotiate and enter into a Professional Services Agreement with Steven W. Bartelt, MAI for the provision of an Appraisal Report concerning the property located at 1825 Admiral Wilson Boulevard, Camden, N.J. in an amount not to exceed \$3,300; and

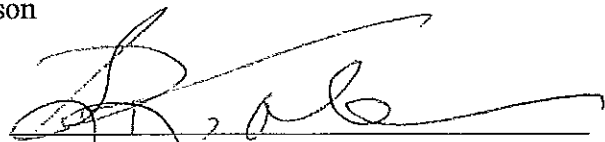
**BE IT FURTHER RESOLVED** that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

ON MOTION OF:            Jose Vasquez

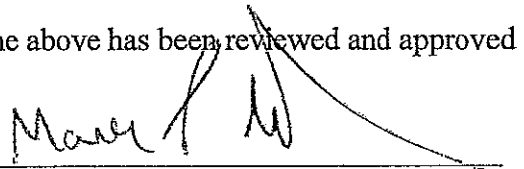
SECONDED BY:            Vance Bowman

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Vance Bowman	✓		
Kenwood Hagamin, Jr.			
Jose Vazquez	✓		
Mirta L. Nieves	✓		
Edgardo Garcia			

  
\_\_\_\_\_  
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.: **10-08-14E**

Resolution Title:

**Resolution Authorizing a Contract for Property Maintenance Services with XXXX for the NSP 2 Clean & Green Vacant Lot Stabilization Program Operated in the Cooper Plaza and Lanning Square Redevelopment Areas For A Cost Not to Exceed \$XXXX**

Project Summary:

1. In January 2010, CRA was awarded an \$11.9 Million grant under HUD's NSP 2 program funded through the American Recovery and Reinvestment Act ("ARRA"). CRA administers the Neighborhood Stabilization Program 2 ("NSP 2"), in part, by stabilizing targeted neighborhoods in the City through the acquisition of property. Properties acquired with NSP 2 funds are land banked for future redevelopment land uses and these properties are maintained under the CRA's vacant property stabilization program.
2. Under the CRA's vacant property stabilization program operated in the Cooper Plaza and Lanning Square redevelopment areas, 188 properties are being maintained. Continued maintenance of these sites is necessary. Program guidelines are attached to this Resolution as Exhibit A.
3. The proposed contract term is one year.
4. Contract services were procured through a Request for Proposals process.
5. XXX submitted a proposal to perform the required services for a total cost not to exceed \$XXX which was selected by the CRA for the required work.

Purpose of Resolution:

Authorize the Award of a Contract for Property Maintenance Services

Award Process:

Request for Proposals Process

Cost Not To Exceed: \$XXX

Source of Funds:

Neighborhood Stabilization Program 2 Grant Funds

10-08-14E (cont'd)

**EXHIBIT "A"**

**Program Summary:**

**NSP2 Clean and Green Vacant Lot Stabilization Program for the Cooper Plaza and Lanning Square Redevelopment Areas**

**Target Area Boundaries:** Cooper Plaza and Lanning Square Neighborhoods

**Background:**

The CRA NSP 2 grant activities include vacant property stabilization effort in Cooper Plaza and Lanning Square. Three NPS 2 residential developments in Cooper Plaza are completed, and one is nearing completion. Vacant property stabilization in these dynamic redevelopment areas reflects a model approach for clearance and ongoing maintenance of vacant publically owned lots.

The CRA issued a RFP which was returnable on September 18, 2014 for the services below:

- Initial site clearance; removing trash and debris.
- Performing the regular care and maintenance required to preserve the appearance of lots, including but not limited to routine bi-weekly cleaning, mowing and trimming during the appropriate season.
- Providing property maintenance services during off season planting period (November 2014 through March 2015), including but not limited to snow removal and other services as mandated in the City of Camden Administrative Code Chapter 418.

10-08-14E (cont'd)

**Exhibit "B"**  
**NSP 2 Clean & Green Vacant Property Stabilization Program**  
**Property List**

**CITY OF CAMDEN REDEVELOPMENT AGENCY**  
**RESOLUTION SUMMARY**

**Resolution No.: 10-08-14F**

**Resolution Title:**

**Resolution Designating Reinaldo Lagares as the Redeveloper of Block 581, Lot 66 of the Camden City Tax Map Located in the Centerville Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper for Site Improvements**

**Project Summary:**

- The CRA is the owner of Block 581, Lot 66 designated on the official Tax Map of the City of Camden, County of Camden State of New Jersey (the "Subject Property").
- The Subject Property is located in the Centerville Redevelopment Area and is directly adjacent to property owned by Reinaldo Lagares known as 2115 South 10<sup>th</sup> Street where he resides.
- Mr. Lagares is simultaneously seeking authorization to acquire an adjacent lot owned by the City of Camden (Block 581 Lots 67).
- Mr. Lagares desires to use the Subject Property to install a new walkway, widen his driveway, install landscaping, and to install decorative fencing.
- Mr. Lagares submitted a project proposal to the City of Camden's Business Development Growth Team, for the above improvements which was approved by the CBDG on September 12, 2014.
- Mr. Lagares proposes to purchase the Subject Property from the CRA for the assessed value of \$7,000 in addition to reasonable redevelopment fees.

**Purpose of Resolution:**

To designate a redeveloper and authorize a redevelopment agreement for Block 581, Lot 66

**Award Process:** N/A

**Cost Not To Exceed:** N/A

**Total Project Cost:** TBD

**Source of Funds:** N/A



10-08-14E

**Resolution Authorizing a Contract for Property Maintenance Services with XXXX for the NSP 2 Clean & Green Vacant Lot Stabilization Program Operated in the Cooper Plaza and Lanning Square Redevelopment Areas For A Cost Not to Exceed \$XXXX**

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

**WHEREAS**, CRA/City of Camden applied for and was awarded a \$11.9 Million grant under the Neighborhood Stabilization Program (“NSP 2”) by the U.S. Department of Housing and Urban Development (“HUD”), pursuant to the American Recovery and Reinvestment Act of 2009 (“ARRA”) and the Housing and Economic Recovery Act of 2008, for the purpose of redevelopment of vacant, abandoned and/or foreclosed upon properties and the stabilization of affected neighborhoods; and

**WHEREAS**, CRA is administering the NSP 2 grant program within the City of Camden and the targeted neighborhoods of Cooper Plaza and Lanning Square; and

**WHEREAS**, CRA has acquired and/or is maintaining 188 properties using NSP 2 grant funds for vacant properties that are land banked in the Cooper Plaza and Lanning Square redevelopment areas; and

**WHEREAS**, NSP 2 grant funds that are available beyond the February 11, 2013 NSP 2 program expenditure deadline may be used to maintain properties previously assisted with NSP 2 funds; and

**WHEREAS**, the properties described in Exhibit “B – NSP 2 Property List” attached hereto are eligible and CRA may utilize available NSP 2 grant funds for vacant property maintenance; and

**WHEREAS**, landscaping and maintenance services are needed for the properties on Exhibit “B” on an ongoing basis until the properties are redeveloped or sold; and

**WHEREAS**, proposals for property maintenance services for vacant properties assisted with NSP 2 funds were procured through a Request for Proposals dated August 29, 2014;

**WHEREAS**, CRA has determined that the proposal of XXX, which was submitted in response to the RFP in the amount of XXX, should be accepted by the CRA.

**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 Agency, is hereby authorized to enter into contract for services with XXX for the Neighborhood Stabilization Program 2 Clean & Green Vacant Lot Stabilization Program for Cooper Plaza and Lanning Square for the properties described on Exhibit B for a term of one year from the date of the execution of the contract and for an amount not to exceed \_\_\_\_\_; and

10-08-14E (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			
Kenwood Hagamin, Jr.			
Jose Vazquez			
Mirta L. Nieves			
Edgardo Garcia			

\_\_\_\_\_  
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

10-08-14F

**Resolution Designating Reinaldo Lagares as the Redeveloper of Block 581, Lot 66 of the Camden City Tax Map Located in the Centerville Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper for Site Improvements**

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

**WHEREAS**, CRA is the owner of Block 581, Lot 66 designated on the official Tax Map of the City of Camden, County of Camden State of New Jersey (the “Subject Property”) which was conveyed to the CRA by the City of Camden with other lands by deed dated February 23, 2004 for nominal consideration; and

**WHEREAS**, the Subject Property is located in the Centerville Redevelopment Area and is directly adjacent to property owned by Reinaldo Lagares known as 2115 South 10<sup>th</sup> Street where he resides; and

**WHEREAS**, Mr. Lagares is simultaneously seeking authorization to acquire an adjacent lot owned by the City of Camden (Block 581 Lots 67); and

**WHEREAS**, Mr. Lagares desires to use the Subject Property to install a new walkway, widen his driveway, install landscaping, and to install decorative fencing; and

**WHEREAS**, Mr. Lagares submitted a project proposal to the City of Camden’s Business Growth and Development Team (BGDT), for the above improvements which was approved by the CBDG on September 12, 2014; and

**WHEREAS**, Mr. Lagares has proposed to purchase the Subject Property from the CRA for the assessed value of \$7,000 in addition to reasonable redevelopment fees; and

**WHEREAS**, the CRA deems Mr. Lagares’ proposed use of the Subject Property to be an appropriate use of the property that will improve the streetscape and positively contribute to the neighborhood and build on recent development activity undertaken by the Housing Authority of the City of Camden, Christian Temple Assembly Church of God and the State of NJ Department of Education.

**NOW, THEREFORE, BE IT RESOLVED**, by the governing body of the City of Camden Redevelopment Agency that Reinaldo Lagares is designated as the redeveloper of the Subject Property; and

10-08-14F (cont'd)

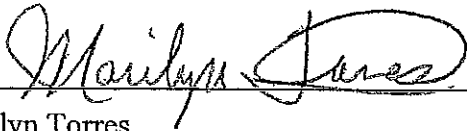
**BE IT FURTHER RESOLVED**, that the Executive Director, a duly authorized representative of the Agency is hereby authorized and directed to enter into and perform the obligations under a redevelopment agreement with the Redeveloper that provides for the sale of Block 581, Lot 66 of the City of Camden Tax Map to the Redeveloper for the amount of \$7,000 and reasonable redevelopment fees for the purpose of installing a new walkway, widening the Redeveloper's driveway, installing landscaping, and installing decorative fencing; and

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

ON MOTION OF: Vance Bowman

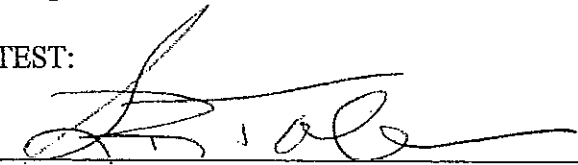
SECONDED BY: Jose Vasquez

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Vance Bowman	✓		
Mirta Nieves	✓		
Jose Vazquez	✓		
Kenwood Hagamin Jr.			



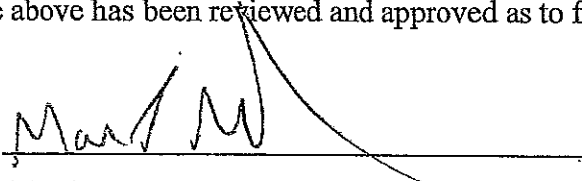
Marilyn Torres  
Chairperson

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.: 10-08-14G

Resolution Title:

**Resolution Authorizing the City of Camden Redevelopment Agency to Accept the Conveyance of Properties Located in Blocks 509, 511, 512, and 514 of the City of Camden Tax Map from the City of Camden to Allow an Assemblage of Properties for A Development Project By the South Jersey Port Corporation**

Project Summary:

- The South Jersey Port Corporation (“SJPC”), a New Jersey public entity proposes additional port related development in the Camden waterfront area.
- In order to proceed with the development the SJPC needs to acquire an assemblage of land parcels that are currently owned by the City of Camden and the City of Camden Redevelopment Agency (“CRA”).
- The SJPC proposes to pay a total purchase price of \$1,000,000 for the combined City and CRA parcels. The amount of the proposed purchase price exceeds the last appraisal completed for the properties. The sale proceeds would be used to first pay off outstanding liens and obligations on the properties with the remainder divided evenly between the City and the CRA.
- The City of Camden parcels that are needed for the project are located in Blocks 509,511, 512 and 514 of the City of Camden Tax Map and are listed on Exhibit A attached hereto (the “City Parcels”).
- The CRA Parcels that are needed for the project are located in Blocks 509,511, 512, 514 and 515 of the City of Camden Tax Map and are listed on Exhibit B attached hereto (the CRA Parcels”).
- The City plans to introduce an ordinance which would authorize the conveyance of the City Parcels to the CRA for the purpose of the CRA re-convening the City Parcels along with the CRA Parcels to the SJPC for its development project pursuant to the terms set forth herein.
- This resolution provides for the CRA’s acceptance of the City Parcels for the above described purposes if authorized by the City.
  - A companion resolution provides for the Sale of the City Parcels and the CRA parcels to the SJPC for the above purposes.

Purpose of Resolution:

To accept conveyance of a properties from the City.

Award Process: N/A

Cost Not To Exceed: N/A

Total Project Cost:\$ TBD

Source of Funds: N/A

10-08-14G

**Resolution Authorizing the City of Camden Redevelopment Agency to Accept the Conveyance of Properties Located in Blocks 509, 511, 512, and 514 of the City of Camden Tax Map from the City of Camden to Allow an Assemblage of Properties for A Development Project By the South Jersey Port Corporation**

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

**WHEREAS**, the South Jersey Port Corporation ("SJPC"), a New Jersey public entity who operates Delaware River port facilities in the City of Camden is proposing additional port related development in the Camden waterfront area; and

**WHEREAS**, in order to proceed with its new development project the SJPC needs to acquire an assemblage of land parcels that are currently owned by the City of Camden and the City of Camden Redevelopment Agency ("CRA"); and

**WHEREAS**, the SJPC proposes to pay a total purchase price of \$1,000,000 for the combined City and CRA parcels which purchase price exceeds the last appraisal completed for the properties; and

**WHEREAS**, the sale proceeds would be used to first pay off outstanding liens and obligations on the properties with the remainder divided evenly between the City and the CRA; and

**WHEREAS**, the City of Camden parcels that are needed for the project are located in Blocks 509, 511, 512 and 514 of the City of Camden Tax Map and are listed on Exhibit A attached hereto (the "City Parcels"); and

**WHEREAS**, the CRA Parcels that are needed for the project are located in Blocks 509, 511, 512, 514 and 515 of the City of Camden Tax Map and are listed on Exhibit B attached hereto (the CRA Parcels"); and

**WHEREAS**, the City plans to introduce an ordinance which would authorize the conveyance of the City Parcels to the CRA for the purpose of the CRA *re-conveying* the City Parcels along with the CRA Parcels to the SJPC for its development project pursuant to the terms set forth herein; and ✓

**WHEREAS**, the CRA has determined that The CRA Parcels are not currently proposed for any development project and that it is in the best interests of the CRA and the City for the CRA to accept conveyance of the City Parcels from the City of Camden in order to facilitate the proposed development project of the SJPC.

**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 Agency, upon the adoption by the City of Camden of the above referenced ordinance, is hereby authorized and directed to accept conveyance of the City Parcels for the purpose of the CRA reconveying the City Parcels along with the CRA Parcels to the SJPC for its development project pursuant to the terms set forth herein; and

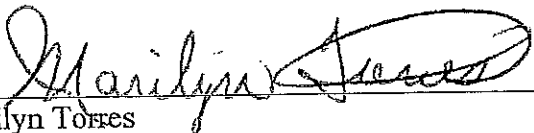
10-08-14G (cont'd)

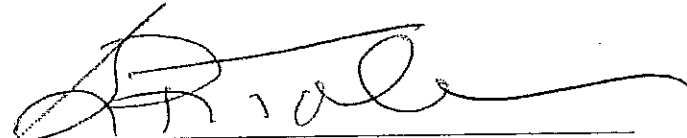
**BE IT FURTHER RESOVED** that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

**ON MOTION OF:** Jose Vasquez

**SECONDED BY:** Vance Bowman

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Vance Bowman	✓		
Kenwood Hagamin, Jr			
Jose Vazquez	✓		
Edgardo Garcia			
Mirta L. Nieves	✓		

  
\_\_\_\_\_  
Marilyn Torres  
Chairperson

**ATTEST:**   
\_\_\_\_\_  
Saundra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.

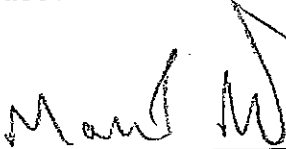
  
\_\_\_\_\_  
Mark P. Asselta, Esq.  
Board Counsel

Exhibit "A"  
City Owned Properties

	Address	Block	Lot
1	539 Woodland Avenue	509	8
2	543 Woodland Avenue	509	10
3	545 Woodland Avenue	509	5
4	547 Woodland Avenue	509	11
5	549 Woodland Avenue	509	12
6	551 Woodland Avenue	509	13
7	555 Woodland Avenue	509	15
8	557 Woodland Avenue	509	16
9	2306 Broadway	511	1
10	554 Woodland Avenue	511	141
11	505 Lester Terrace	511	77
12	509 Lester Terrace	511	79
13	511 Lester Terrace	511	80
14	517 Lester Terrace	511	83
15	519 Lester Terrace	511	84
16	521 Lester Terrace	511	85
17	523 Lester Terrace	511	86
18	525 Lester Terrace	511	87
19	541 Lester Terrace	511	96
20	543 Lester Terrace	511	97
21	545 Lester Terrace	511	98
22	532 Woodland Avenue	511	130
23	534 Woodland Avenue	511	131
24	540 Woodland Avenue	511	134
25	542 Woodland Avenue	511	135
26	544 Woodland Avenue	511	136
27	546 Woodland Avenue	511	137
28	548 Woodland Avenue	511	138
29	550 Woodland Avenue	511	139
30	552 Woodland Avenue	511	140
31	2368 Broadway	514	6
32	505 Gordon Terrace	512	33
33	507 Gordon Terrace	512	34
34	509 Gordon Terrace	512	35
35	511 Gordon Terrace	512	36
36	513 Gordon Terrace	512	37
37	515 Gordon Terrace	512	38
38	517 Gordon Terrace	512	39
39	521 Gordon Terrace	512	41
40	523 Gordon Terrace	512	42
41	525 Gordon Terrace	512	43
42	527 Gordon Terrace	512	44



10-08-14G (cont'd)

**Exhibit "A"**  
**City Owned Properties**

	Address	Block	Lot
43	531 Gordon Terrace	512	46
44	537 Gordon Terrace	512	49
45	539 Gordon Terrace	512	50
46	547 Gordon Terrace	512	54
47	506 Lester Terrace	512	55
48	510 Lester Terrace	512	57
49	512 Lester Terrace	512	58
50	524 Lester Terrace	512	64
51	526 Lester Terrace	512	65
52	528 Lester Terrace	512	66
53	530 Lester Terrace	512	67
54	532 Lester Terrace	512	68
55	534 Lester Terrace	512	69
56	538 Lester Terrace	512	71
57	542 Lester Terrace	512	73
58	2330 Broadway	512	109
59	2338 Broadway	512	114
60	2342 Broadway	512	116
61	2344 Broadway	512	117
62	2360 Broadway	514	3
63	2362 Broadway	514	4
64	2364 Broadway	514	5
65	2372 Broadway	514	9
66	2374 Broadway	514	10
67	508 Gordon Terrace	514	12
68	510 Gordon Terrace	514	13
69	512 Gordon Terrace	514	14
70	514 Gordon Terrace	514	15
71	522 Gordon Terrace	514	19
72	524 Gordon Terrace	514	20
73	526 Gordon Terrace	514	21
74	528 Gordon Terrace	514	22
75	530 Gordon Terrace	514	23
76	532 Gordon Terrace	514	24
77	534 Gordon Terrace	514	25
78	536 Gordon Terrace	514	26
79	NS Fairview 211' E. Broadway	514	118

Exhibit "B"  
CRA Owned Properties

	Address	Block	Lot
1	535 WOODLAND AVE	509	6
2	537 WOODLAND AVE	509	7
3	541 WOODLAND AVE	509	9
4	553 WOODLAND AVE	509	14
5	507 LESTER TERRACE	511	78
6	513 LESTER TERRACE	511	81
7	515 LESTER TERRACE	511	82
8	2300 BROADWAY	511	88
9	531 LESTER TERRACE	511	91
10	533 LESTER TERRACE	511	92
11	535 LESTER TERRACE	511	93
12	539 LESTER TERRACE	511	95
13	547 LESTER TERRACE	511	99
14	516 WOODLAND AVE	511	122
15	518 WOODLAND AVE	511	123
16	520 WOODLAND AVE	511	124
17	522 WOODLAND AVE	511	125
18	524 WOODLAND AVE	511	126
19	526 WOODLAND AVE	511	127
20	528 WOODLAND AVE	511	128
21	530 WOODLAND AVE	511	129
22	536 WOODLAND AVE	511	132
23	556 WOODLAND AVE	511	142
24	558 WOODLAND AVE	511	143
25	519 GORDON TERRACE	512	40
26	529 GORDON TERRACE	512	45
27	533 GORDON TERRACE	512	47
28	535 GORDON TERRACE	512	48
29	541 GORDON TERRACE	512	51
30	543 GORDON TERRACE	512	52
31	545 GORDON TERRACE	512	53
32	508 LESTER TERRACE	512	56
33	514 LESTER TERRACE	512	59
34	516 LESTER TERRACE	512	60
35	518 LESTER TERRACE	512	61
36	520 LESTER TERRACE	512	62
37	522 LESTER TERRACE	512	63
38	536 LESTER TERRACE	512	70
39	540 LESTER TERRACE	512	72
40	544 LESTER TERRACE	512	74
41	546 LESTER TERRACE	512	75
42	548 LESTER TERRACE	512	76

10-08-14G (cont'd)

Exhibit "B"  
CRA Owned Properties

	Address	Block	Lot
43	2332-2334 BROADWAY	512	110
44	2336 BROADWAY	512	113
45	2340 BROADWAY	512	115
46	506 GORDON TERRACE	514	11
47	516 GORDON TERRACE	514	16
48	518 GORDON TERRACE	514	17
49	520 GORDON TERRACE	514	18
50	538 GORDON TERRACE	514	27
51	540 GORDON TERRACE	514	28
52	542 GORDON TERRACE	514	29
53	546 GORDON TERRACE	514	31
54	548 GORDON TERRACE	514	32
55	505 FAIRVIEW ST	514	100
56	507 FAIRVIEW ST	514	101
57	509 FAIRVIEW ST	514	102
58	511 FAIRVIEW ST	514	103
59	513 FAIRVIEW ST	514	104
60	515 FAIRVIEW ST	514	105
61	517 FAIRVIEW ST	514	106
62	519 FAIRVIEW ST	514	107
63	523 FAIRVIEW ST	514	120
64	535 FAIRVIEW ST	514	121
65	549 FAIRVIEW ST	514	144
66	525 FAIRVIEW ST	514	145
67	527 FAIRVIEW ST	514	146
68	529 FAIRVIEW ST	514	147
69	531 FAIRVIEW ST	514	148
70	533 FAIRVIEW ST	514	149
71	537 FAIRVIEW ST	514	150
72	539 FAIRVIEW ST	514	151
73	541 FAIRVIEW ST	514	152
74	543 FAIRVIEW ST	514	153
75	545 FAIRVIEW ST	514	154
76	547 FAIRVIEW ST	514	155
77	550 FAIRVIEW ST	515	3
78	552 FAIRVIEW ST	515	4
79	554 FAIRVIEW ST	515	5
80	556 FAIRVIEW ST	515	6
81	558 FAIRVIEW ST	515	7
82	560 FAIRVIEW ST	515	8
83	562 FAIRVIEW ST	515	9
84	564 FAIRVIEW ST	515	10

**CITY OF CAMDEN REDEVELOPMENT AGENCY**  
**RESOLUTION SUMMARY**

Economic Development

Resolution No.: 10-08-14H

Resolution Title:

**Resolution Authorizing the Sale of Properties Located in Blocks 509, 511, 512, 514 and 515 of the City of Camden Tax Map to the South Jersey Port Corporation for A Port Related Development Project For a Consideration of \$1,000,000.00**

Project Summary:

- The South Jersey Port Corporation (“SJPC”), a New Jersey public entity proposes additional port related development in the Camden waterfront area.
- In order to proceed with the development the SJPC needs to acquire an assemblage of land parcels that are currently owned by the City of Camden and the City of Camden Redevelopment Agency (“CRA”).
- The SJPC proposes to pay a total purchase price of \$1,000,000 for the combined City and CRA parcels. The amount of the proposed purchase price exceeds the last appraisal completed for the properties. The sale proceeds would be used to first pay off outstanding liens and obligations on the properties with the remainder divided evenly between the City and the CRA.
- The City of Camden parcels that are needed for the project are located in Blocks 509,511, 512 and 514 of the City of Camden Tax Map and are listed on Exhibit A attached hereto (the “City Parcels”).
- The CRA Parcels that are needed for the project are located in Blocks 509,511, 512, 514 and 515 of the City of Camden Tax Map and are listed on Exhibit B attached hereto (the CRA Parcels”).
- The City plans to introduce an ordinance which would authorize the conveyance of the City Parcels to the CRA for the purpose of the CRA re-convening the City Parcels along with the CRA Parcels to the SJPC for its development project pursuant to the terms set forth herein.
- A companion resolution provides for the CRA’s acceptance of the City Parcels for the above described purposes if authorized by the City.
- This resolution provides for the Sale of the City Parcels and the CRA parcels to the SJPC for the above purposes.

Purpose of Resolution:

To authorize the conveyance of property to the South Jersey Port Corporation

Award Process: N/A

Cost Not To Exceed: N/A

Total Project Cost:\$ TBD

Source of Funds: N/A

10-08-14H

**Resolution Authorizing the Sale of Properties Located in Blocks 509, 511, 512, 514 and 515 of the City of Camden Tax Map to the South Jersey Port Corporation for A Port Related Development Project For a Consideration of \$1,000,000.00**

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

**WHEREAS**, the South Jersey Port Corporation ("SJPC"), a New Jersey public entity who operates Delaware River port facilities in the City of Camden is proposing additional port related development in the Camden waterfront area; and

**WHEREAS**, in order to proceed with its new development project the SJPC needs to acquire an assemblage of land parcels that are currently owned by the City of Camden and the City of Camden Redevelopment Agency ("CRA"); and

**WHEREAS**, the SJPC proposes to pay a total purchase price of \$1,000,000 for the combined City and CRA parcels which purchase price exceeds the last appraisal completed for the properties; and

**WHEREAS**, the sale proceeds would be used to first pay off outstanding liens and obligations on the properties with the remainder divided evenly between the City and the CRA; and

**WHEREAS**, the City of Camden parcels that are needed for the project are located in Blocks 509, 511, 512 and 514 of the City of Camden Tax Map and are listed on Exhibit A attached hereto (the "City Parcels"); and

**WHEREAS**, the CRA Parcels that are needed for the project are located in Blocks 509, 511, 512, 514 and 515 of the City of Camden Tax Map and are listed on Exhibit B attached hereto (the CRA Parcels"); and

**WHEREAS**, the City plans to introduce an ordinance which would authorize the conveyance of the City Parcels to the CRA for the purpose of the CRA re-convening the City Parcels along with the CRA Parcels to the SJPC for its development project pursuant to the terms set forth herein; and

**WHEREAS**, by separate resolution adopted on this date the CRA has authorized the acceptance of the conveyance of the City Parcels conditioned upon the adoption of the authorizing ordinance by the City of Camden; and

**WHEREAS**, the CRA has determined that The CRA Parcels are not currently proposed for any development project and that it is in the best interests of the CRA and the City for the CRA to sell the CRA Parcels and the City Parcels (after conveyance to the CRA) to the SJPC upon the terms and conditions set forth herein in order to facilitate the development project proposed by the SJPC.

10-08-14H (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 of the Agency, is hereby authorized and directed to enter into an Agreement of Sale with the South Jersey Port Corporation for the sale of the CRA Parcels set forth on Exhibit B and the City Parcels set forth in Exhibit "A" for a total consideration of One Million Dollars (\$1,000,000.00) with such proceeds being first used to pay off outstanding liens and obligations on the properties with the remainder divided evenly between the City and the CRA and to perform the obligations of the CRA under the Agreement of Sale including the conveyance of such properties to the South Jersey Port Corporation pursuant to the Agreement of Sale; and

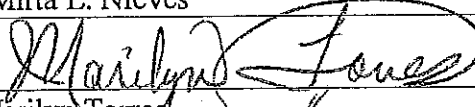
**BE IT FURTHER RESOLVED**, that the Executive Director is hereby authorized to execute all documents necessary for the CRA to perform its obligations under the Agreement of Sale, including without limitation the deed and all affidavits required for the conveyance of the CRA Parcels and the City Parcels (after Conveyance to the CRA) to the South Jersey Port Corporation; 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:** Mirta Nieves

**SECONDED BY:** Vance Bowman

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Vance Bowman	✓		
Kenwood Hagamin, Jr			
Jose Vazquez	✓		
Edgardo Garcia			
Mirta L. Nieves	✓		

  
Marilyn Torres  
Chairperson

ATTEST:

  
Saundra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.

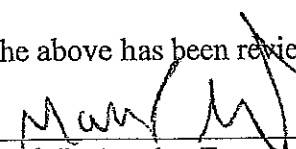
  
Mark P. Asselta, Esq.  
Board Counsel

Exhibit "A"  
City Owned Properties

	Address	Block	Lot
1	539 Woodland Avenue	509	8
2	543 Woodland Avenue	509	10
3	545 Woodland Avenue	509	5
4	547 Woodland Avenue	509	11
5	549 Woodland Avenue	509	12
6	551 Woodland Avenue	509	13
7	555 Woodland Avenue	509	15
8	557 Woodland Avenue	509	16
9	2306 Broadway	511	1
10	554 Woodland Avenue	511	141
11	505 Lester Terrace	511	77
12	509 Lester Terrace	511	79
13	511 Lester Terrace	511	80
14	517 Lester Terrace	511	83
15	519 Lester Terrace	511	84
16	521 Lester Terrace	511	85
17	523 Lester Terrace	511	86
18	525 Lester Terrace	511	87
19	541 Lester Terrace	511	96
20	543 Lester Terrace	511	97
21	545 Lester Terrace	511	98
22	532 Woodland Avenue	511	130
23	534 Woodland Avenue	511	131
24	540 Woodland Avenue	511	134
25	542 Woodland Avenue	511	135
26	544 Woodland Avenue	511	136
27	546 Woodland Avenue	511	137
28	548 Woodland Avenue	511	138
29	550 Woodland Avenue	511	139
30	552 Woodland Avenue	511	140
31	2368 Broadway	514	6
32	505 Gordon Terrace	512	33
33	507 Gordon Terrace	512	34
34	509 Gordon Terrace	512	35
35	511 Gordon Terrace	512	36
36	513 Gordon Terrace	512	37
37	515 Gordon Terrace	512	38
38	517 Gordon Terrace	512	39
39	521 Gordon Terrace	512	41
40	523 Gordon Terrace	512	42
41	525 Gordon Terrace	512	43
42	527 Gordon Terrace	512	44

10-08-14H (cont'd)

**Exhibit "A"**  
**City Owned Properties**

	Address	Block	Lot
43	531 Gordon Terrace	512	46
44	537 Gordon Terrace	512	49
45	539 Gordon Terrace	512	50
46	547 Gordon Terrace	512	54
47	506 Lester Terrace	512	55
48	510 Lester Terrace	512	57
49	512 Lester Terrace	512	58
50	524 Lester Terrace	512	64
51	526 Lester Terrace	512	65
52	528 Lester Terrace	512	66
53	530 Lester Terrace	512	67
54	532 Lester Terrace	512	68
55	534 Lester Terrace	512	69
56	538 Lester Terrace	512	71
57	542 Lester Terrace	512	73
58	2330 Broadway	512	109
59	2338 Broadway	512	114
60	2342 Broadway	512	116
61	2344 Broadway	512	117
62	2360 Broadway	514	3
63	2362 Broadway	514	4
64	2364 Broadway	514	5
65	2372 Broadway	514	9
66	2374 Broadway	514	10
67	508 Gordon Terrace	514	12
68	510 Gordon Terrace	514	13
69	512 Gordon Terrace	514	14
70	514 Gordon Terrace	514	15
71	522 Gordon Terrace	514	19
72	524 Gordon Terrace	514	20
73	526 Gordon Terrace	514	21
74	528 Gordon Terrace	514	22
75	530 Gordon Terrace	514	23
76	532 Gordon Terrace	514	24
77	534 Gordon Terrace	514	25
78	536 Gordon Terrace	514	26
79	NS Fairview 211' E. Broadway	514	118



Exhibit "B"  
CRA Owned Properties

	Address	Block	Lot
1	535 WOODLAND AVE	509	6
2	537 WOODLAND AVE	509	7
3	541 WOODLAND AVE	509	9
4	553 WOODLAND AVE	509	14
5	507 LESTER TERRACE	511	78
6	513 LESTER TERRACE	511	81
7	515 LESTER TERRACE	511	82
8	2300 BROADWAY	511	88
9	531 LESTER TERRACE	511	91
10	533 LESTER TERRACE	511	92
11	535 LESTER TERRACE	511	93
12	539 LESTER TERRACE	511	95
13	547 LESTER TERRACE	511	99
14	516 WOODLAND AVE	511	122
15	518 WOODLAND AVE	511	123
16	520 WOODLAND AVE	511	124
17	522 WOODLAND AVE	511	125
18	524 WOODLAND AVE	511	126
19	526 WOODLAND AVE	511	127
20	528 WOODLAND AVE	511	128
21	530 WOODLAND AVE	511	129
22	536 WOODLAND AVE	511	132
23	556 WOODLAND AVE	511	142
24	558 WOODLAND AVE	511	143
25	519 GORDON TERRACE	512	40
26	529 GORDON TERRACE	512	45
27	533 GORDON TERRACE	512	47
28	535 GORDON TERRACE	512	48
29	541 GORDON TERRACE	512	51
30	543 GORDON TERRACE	512	52
31	545 GORDON TERRACE	512	53
32	508 LESTER TERRACE	512	56
33	514 LESTER TERRACE	512	59
34	516 LESTER TERRACE	512	60
35	518 LESTER TERRACE	512	61
36	520 LESTER TERRACE	512	62
37	522 LESTER TERRACE	512	63
38	536 LESTER TERRACE	512	70
39	540 LESTER TERRACE	512	72
40	544 LESTER TERRACE	512	74
41	546 LESTER TERRACE	512	75
42	548 LESTER TERRACE	512	76

10-08-14H (cont'd)

Exhibit "B"  
CRA Owned Properties

	Address	Block	Lot
43	2332-2334 BROADWAY	512	110
44	2336 BROADWAY	512	113
45	2340 BROADWAY	512	115
46	506 GORDON TERRACE	514	11
47	516 GORDON TERRACE	514	16
48	518 GORDON TERRACE	514	17
49	520 GORDON TERRACE	514	18
50	538 GORDON TERRACE	514	27
51	540 GORDON TERRACE	514	28
52	542 GORDON TERRACE	514	29
53	546 GORDON TERRACE	514	31
54	548 GORDON TERRACE	514	32
55	505 FAIRVIEW ST	514	100
56	507 FAIRVIEW ST	514	101
57	509 FAIRVIEW ST	514	102
58	511 FAIRVIEW ST	514	103
59	513 FAIRVIEW ST	514	104
60	515 FAIRVIEW ST	514	105
61	517 FAIRVIEW ST	514	106
62	519 FAIRVIEW ST	514	107
63	523 FAIRVIEW ST	514	120
64	535 FAIRVIEW ST	514	121
65	549 FAIRVIEW ST	514	144
66	525 FAIRVIEW ST	514	145
67	527 FAIRVIEW ST	514	146
68	529 FAIRVIEW ST	514	147
69	531 FAIRVIEW ST	514	148
70	533 FAIRVIEW ST	514	149
71	537 FAIRVIEW ST	514	150
72	539 FAIRVIEW ST	514	151
73	541 FAIRVIEW ST	514	152
74	543 FAIRVIEW ST	514	153
75	545 FAIRVIEW ST	514	154
76	547 FAIRVIEW ST	514	155
77	550 FAIRVIEW ST	515	3
78	552 FAIRVIEW ST	515	4
79	554 FAIRVIEW ST	515	5
80	556 FAIRVIEW ST	515	6
81	558 FAIRVIEW ST	515	7
82	560 FAIRVIEW ST	515	8
83	562 FAIRVIEW ST	515	9
84	564 FAIRVIEW ST	515	10

**CITY OF CAMDEN REDEVELOPMENT AGENCY**  
**RESOLUTION SUMMARY**

Housing

Resolution No.: 10-08-14I

Resolution Title:

**Resolution Authorizing an Amendment to a Redevelopment Agreement with Broadway Housing Partners, LLC for a Housing and Retail Redevelopment Project on Block 1403, Lot 1; Block 1404, Lots 25-32; and Block 1407, Lots 1, 4, 50 and 51 on the Tax Map of the City of Camden Located in the Cooper Plaza Redevelopment Area**

Project Summary:

1. CRA, by Resolution 04-09-14D, designated Broadway Housing Partners, LLC ("BHP") as Redeveloper ("Redeveloper") for property designated as Block 1403, Lot 1; Block 1404, Lots 25- 32; and Block 1407, Lots 1, 4, 50 and 51 on the Tax Map on the City of Camden Tax Map, in the Cooper Plaza Redevelopment Area (the "Project Site").
2. Of the Project Site, CRA is the current owner of Block 1404, Lots 28 and 30 and Block 1407, Lots 1, 4, 50 and 51 ("the CRA Parcels"). The Redeveloper has acquired or will acquire all other parcels required to assemble the Project Site.
3. The Redeveloper proposes to develop 59 apartments, which will be made available to medical students and employees of Cooper Medical School of Rowan University. The Redeveloper also proposes 15,000+/- square feet of retail space for 3 retail uses on the ground floors.
4. CRA, by Resolution 04-09-14D, authorized a Redevelopment Agreement between CRA and the Redeveloper and the parties entered into such an agreement effective June 6, 2014.
5. Redeveloper has advised that it desires to amend the Redevelopment Agreement by extending the time in which the CRA must convey the CRA Parcels to the Redeveloper from September 30, 2014 to January 31, 2015.
6. Redeveloper as consideration for amending the terms of the Redevelopment Agreement will pay those reasonable costs associated withthe amendment of the Redevelopment Agreement, plus the Agency's full redevelopment fee and costs to date at the time the Amendment to the Redevelopment Agreement is executed. Redeveloper will pay the outstanding acquisition costs at the time of settlement, which will be held prior to or on January 31, 2015.

Purpose of Resolution:

To amend certain provisions of an executed redevelopment agreement

Award Process:

N/A

Cost Not To Exceed:

N/A

Total Project Cost:

\$ 19 MM

10-08-14I

**Resolution Authorizing an Amendment to a Redevelopment Agreement with Broadway Housing Partners, LLC for a Housing and Retail Redevelopment Project on Block 1403, Lot 1; Block 1404, Lots 25-32; and Block 1407, Lots 1, 4, 50 and 51 on the Tax Map of the City of Camden Located in the Cooper Plaza 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 June 23, 2005 adopted, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), the Cooper Plaza 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 agreements with redevelopers to undertake redevelopment projects forming a part of or in furtherance of the Plan; and

**WHEREAS**, by Resolution 04-09-14D, the CRA designated Broadway Housing Partners, LLC ("Redeveloper") as the redeveloper of certain real property within the Redevelopment Area designated as Block 1403, Lot 1; Block 1404, Lots 25-32; and Block 1407, Lots 1, 4, 50 and 51 on the Official Tax Map of the City of Camden, County of Camden, State of New Jersey (collectively, the "Project Site"); and

**WHEREAS**, CRA is the current owner of certain property within the Project Site designated as Block 1404, Lots 28 and 30 and Block 1407, Lots 1, 4, 50 and 51 (the "CRA Parcels") on the Official Tax Map of the City of Camden, County of Camden, State of New Jersey; and

**WHEREAS**, Redeveloper has acquired or will acquire all other parcels required to assemble the Project Site; and

**WHEREAS**, Redeveloper proposes to develop 59 apartments, which will be made available to medical students and employees of nearby Cooper Medical School of Rowan University as well as 15,000 square feet of retail space on the ground floors (the "Project") on the Project Site; and

**WHEREAS**, CRA, by Resolution 04-09-14D, in accordance with the Redevelopment Law, authorized the execution of a Redevelopment Agreement between CRA and the Redeveloper and the parties entered into such an agreement effective June 6, 2014; and

**WHEREAS**, CRA, in accordance with the terms of the Redevelopment Agreement, will sell the CRA Parcels to the Redeveloper in order to allow the Redeveloper to develop the Project; and

**WHEREAS**, CRA and Redeveloper desire to amend the certain terms of the Redevelopment Agreement by extending the time by which the CRA must convey the CRA parcels to the Redeveloper from September 30, 2014 to January 31, 2015.

10-08-14I (cont'd)

WHEREAS, Redeveloper as consideration for amending the terms of the Redevelopment Agreement will pay those reasonable costs associated with the amendment of the Redevelopment Agreement, plus the Agency's full redevelopment fee and costs to date at the time the Amendment to the Redevelopment Agreement is executed with the remaining outstanding acquisition costs to be paid at the time of settlement, which will be held prior to or on January 31, 2015.

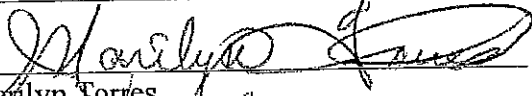
NOW, THEREFORE, BE IT RESOLVED, by the governing body of the City of Camden Redevelopment Agency ("CRA") that the Executive Director of the CRA, a duly authorized representative of the CRA, is hereby authorized to amend the terms of the Redevelopment Agreement effective June 6, 2014 between the CRA and Broadway Housing Partners, LLC (the "Redeveloper") by extending the time in which the CRA must convey the CRA owned Parcels in the Project Site to the Redeveloper from September 30, 2014 to January 31, 2015 and as consideration for this amendment, the Redeveloper will pay CRA's reasonable costs relating to the amendment as well as the CRA's full redevelopment fee and costs to date at the time of the execution of the Amendment to the Redevelopment Agreement with the remaining outstanding acquisition costs to be paid at the time CRA conveys title to the CRA Parcels to the Redeveloper prior to or on January 31, 2015.

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: Mirta Nieves

SECONDED BY: Vance Bowman

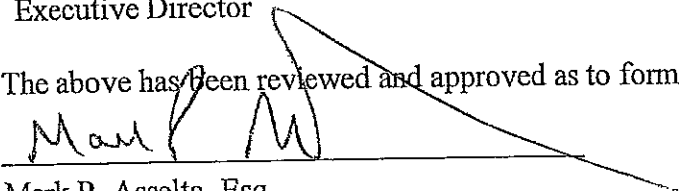
COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Vance Bowman	✓		
Edgardo Garcia			
Kenwood Hagamin, Jr.			
Mirta L. Nieves	✓		
Jose Vazquez	✓		

  
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