

RESOLUTION
RECOGNIZING THE EXEMPLARY SERVICE OF
COMMISSIONER LOUIS F. QUINONES
WITH THE CITY OF CAMDEN REDEVELOPMENT AGENCY
BOARD OF COMMISSIONERS

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

WHEREAS, Louis F. Quinones is resigning from the City of Camden Redevelopment Agency Board of Commissioners effective June 30, 2014, following a dedicated period of service commencing in the 1990s; and

WHEREAS, Mr. Quinones began his career with the City of Camden as a Liaison Officer and then ascended to the position of Director/Senior Economic Planner in the Office of Economic Development, during its inaugural year of operation, where he was responsible for housing inspections as well as performing functions for the Building Bureau and City Properties; and

WHEREAS, prior to his appointment to the Board of Commissioners, Mr. Quinones' career at the City of Camden Redevelopment Agency began as an executive-on-loan at which time he focused on redevelopment of the 7th & Linden area, Walter Rand Transportation Center, and the Downtown Waterfront; and

WHEREAS, Mr. Quinones subsequently joined the Camden Empowerment Zone as a Project Manager where he was integral to the success of this \$21 million, ten-year federal program; and


WHEREAS, Mr. Quinones prepared for the challenges of these appointments at Spring Garden Institute, where he earned an associate's degree in Science-Electro Mechanical Technology and at Rutgers the State University-Camden Campus, where he earned a bachelor's degree in Science Management and a master's in Public Policy; and

WHEREAS, Mr. Quinones has performed his duties with a high degree of competence and reliability, and has exhibited the highest ethical standards, having participated in the review and decision making for projects that total over \$2 billion dollars; and

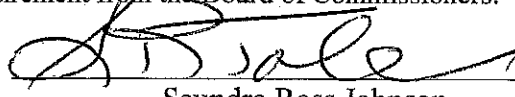
WHEREAS, Mr. Quinones has embraced these duties while being a devoted husband to Idalisa, father to four children, and the patriarch of a family that includes more than a half-dozen grandchildren and great grandchildren; and

WHEREAS, it is appropriate from time to time for the City of Camden Redevelopment Agency to honor those individuals who have served the City of Camden with dedication and distinction.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that Louis F. Quinones is hereby commended for his long and distinguished service and that best wishes are extended on his retirement from the Board of Commissioners.



Marilyn Torres
Chairperson



Sandra Ross Johnson
Executive Director

07-16-14A

ON MOTION OF: Vance Bowman

SECONDED BY: Jose Vazquez

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Vance Bowman	✓		
Edgardo Garcia			
Kenwood Hagamin, Jr.	✓		
Bryan Morton			
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.: 07-16-14B

Resolution Title:

Resolution Authorizing the Amendment of Various Remediation, Planning, and Acquisition Grants from the Camden Economic Recovery Board Relating to Scope of Work, Allocation of Funds, and Terms of the Grants

Project Summary:

1. Over the years the CRA has partnered with the Camden Economic Recovery Board (ERB), to play a vital role in working to redevelop the various neighborhoods and to meet the needs of the economic recovery of the City of Camden. During this period ERB has funded a total of 20 CRA managed projects totaling approximately 35 million dollars.
2. CRA and ERB staff have reviewed the status of six (6) remaining grants to analyze the work yet to be done and the timelines needed to complete the projects funded by these grants. As a result, certain amendments to the grant terms are needed as to scope of work, allocation of funding, and extension of the terms of the grants. The proposed amendments to the grants are set forth in Exhibit A.
3. The ERB grants that need amendment are as follows:
 - Tire and Battery Remediation Grant
 - Neighborhood & Redevelopment Planning Grants I and II
 - Mixed Site Acquisitions Grant
 - Cooper Plaza Acquisition Grant
 - Central Waterfront & Temporary Parking Grant

Purposes of Resolution:

To approve amended project scopes of work, reallocation of funds, and extensions of time for remediation, planning, and acquisition grants from the ERB to the CRA

Award Process:

N/A

Cost Not To Exceed:

N/A

Total Projects Cost: \$2,281,544

07-16-14B

Resolution Authorizing the Amendment of Various Remediation, Planning, and Acquisition Grants from the Camden Economic Recovery Board Relating to Scope of Work, Allocation of Funds, and Terms of the Grants

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

WHEREAS, CRA and the Camden Economic Recovery Board (“ERB”) have executed grant agreements entitled the Tire and Battery Remediation Grant; Neighborhood & Redevelopment Planning Grant I and II; Mixed Site Acquisition, Cooper Plaza Acquisition, and Central Waterfront & Temporary Parking Acquisition Grants to assist in redeveloping various neighborhoods and meeting the needs of the economic recovery of the City of Camden; and

WHEREAS, amending the terms of these grants to reflect changes in scopes of work, reallocation of funds, and extensions of time complete to complete the grant are necessary and appropriate as summarized and set forth in the attached Exhibit A; and

NOW, THEREFORE BE IT RESOLVED by the governing body of the Camden Redevelopment Agency that the Executive Director of the Agency a duly authorized representative is hereby authorized to execute amendments to the scopes of work, reallocation of funds, and extensions of time for the Tire and Battery Remediation Grant; Neighborhood & Redevelopment Planning Grant I and II; Mixed Sites Acquisition, Cooper Plaza Acquisition, and Central Waterfront & Temporary Parking Acquisition Grants; and

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

07-16-14B

EXHIBIT A

Project	Reallocation	Proposed New Use	Grant Ext.	Available Balance
Tire & Battery Remediation P20266	N/A	Allow sufficient time to complete the ground water monitoring and close out of professional services	3/31/2015	\$224,854
Planning Grant P15686	\$107,290	\$62,565 – Whitman \$44,725 – No. Camden	9/30/2015	\$233,729
Planning Grant II P16904	\$195,600	\$100,000 – Bergen Sq. \$95,600 – Morgan Village	6/30/2015	\$254,550
Mixed Sites – Cramer Hill Lanning Square Whitman Park Acquisitions P20265	N/A	Allow sufficient time to complete project and approve change of scope to work to allow up to \$60,111 to be used for boarding up vacant structures, maintaining vacant lots and demolition of unsafe and blighted buildings	6/30/2015	\$709,500
Cooper Plaza Acquisitions P20263	N/A	Allow sufficient time to complete the project and approve a change in the scope of work to allow up to \$31,447 to be used for boarding up vacant structures, maintenance of vacant lot and demolition of unsafe and blighted buildings.	6/30/2015	\$775,334
Central Waterfront Parking Project P16137	N/A	Allow sufficient time to complete project by acquiring 5 additional properties	12/31/2014	\$83,577

Total:

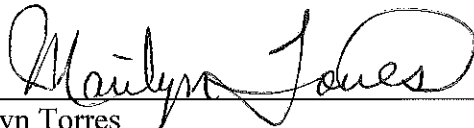
\$2,281,544

07-16-14B (cont'd)

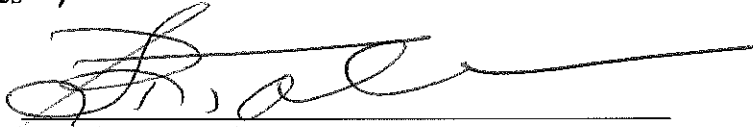
ON MOTION OF: Vance Bowman

SECONDED BY: Jose Vazquez

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

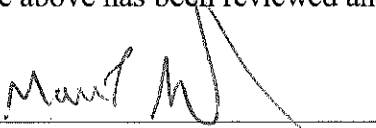


Marilyn Torres
Chairman

ATTEST: 

Saundra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.
Board Counsel

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development

Resolution No.: 07-16-14C

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 closing.
- 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:

Approve a Redevelopment Agreement

Award Process:

N/A

07-16-14C (cont'd)

Cost:

Redeveloper to pay all CRA costs under the redevelopment agreement.

Total Project Cost:

\$1,246,495

Source of Funds:

Redeveloper

07-16-14C

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 closing; 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

07-16-14C (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, LCC 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

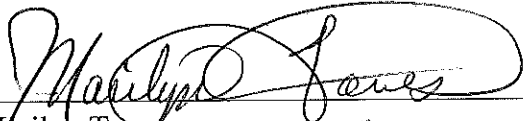
BE IT FUTHER RESOLVED, that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

07-16-14C (cont'd)

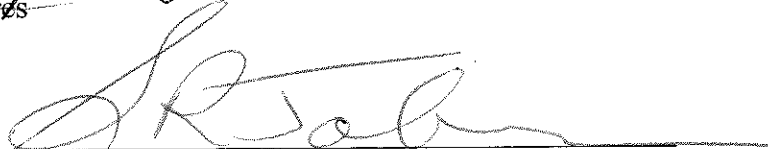
ON MOTION OF: Jose Vazquez

SECONDED BY: Vance Bowman

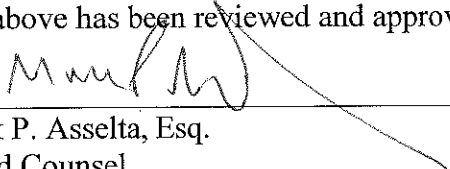
COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Vance Bowman	✓		
Edgardo Garcia	✓		
Kenwood Hagamin, Jr.	✓		
Jose Vazquez	✓		



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.: 07-16-14D

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 \$145,000.
- The Redeveloper will also pay a Redevelopment Fee in the amount of \$25,000
- 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:

Approve a Redevelopment Agreement

07-16-14D (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

07-16-14D

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 \$145,000 which is the current market value of the site as determined by an appraiser retained by the CRA; and

07-16-14D (cont'd)

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 closing; and

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

07-16-14D (cont'd)

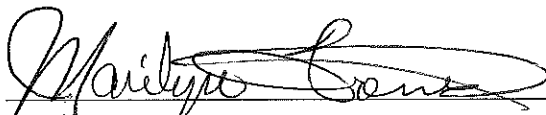
BE IT FUTHER RESOLVED, that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

07-16-14D (cont'd)

ON MOTION OF: Vance Bowman

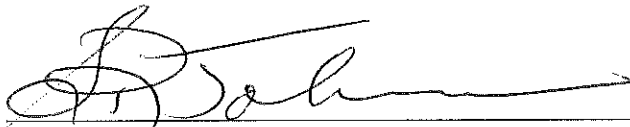
SECONDED BY: Jose Vazquez

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



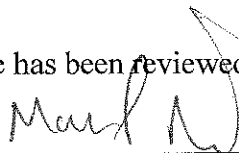
Marilyn Torres
Chairperson

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

Resolution No.: 07-16-14E

Resolution Title:

Resolution Designating Christian Temple Assembly Church of God, Inc as the Redeveloper of Block 582, Lot 13; Block 582 Lot 14; and Block 582 Lot 15 of the Camden City Tax Map Located in the Centerville Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper for Use of the Property for Parking for Church Facilities

Project Summary:

- The CRA is the owner of Block 582, Lot 13; Block 582 Lot 14; and Block 582 Lot 15 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 Morgan Village neighborhood (Centerville Redevelopment Area) and is in close proximity to a church, owned by The Christian Temple Assembly Church of God (the "Church")
- The Church previously acquired neighboring properties; Block 528 Lots 11 and 12 and a lot across the street for overflow parking.
- The Church is proposing to expand the church by constructing a Fellowship/Recreational Facility for youth and other community events.
- The Subject Property is proposed to be developed as a parking area to service the existing, proposed, and approved church facilities.
- The Church has requested the CRA to convey title to the Subject Property for \$21,000 which is the assessed value of the property in addition to reasonable redevelopment fees.

Purpose of Resolution:

To designate a redeveloper and authorize a redevelopment agreement for Block 582, Lot 13; Block 582 Lot 14; and Block 582 Lot 15.

Award Process: N/A

Cost Not To Exceed: N/A

Total Project Cost: TBD

Source of Funds: N/A

07-16-14E

Resolution Designating Christian Temple Assembly Church of God, Inc. as the Redeveloper of Block 582, Lot 13; Block 582 Lot 14; and Block 582 Lot 15 of the Camden City Tax Map Located in the Centerville Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper for Use of the Property for Parking for Church Facilities

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 582, Lot 13; Block 582, Lot 14; and Block 582, Lot 15 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 Housing Authority of 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 Morgan Village neighborhood (Centerville Redevelopment Area) and is in close proximity to property owned by The Christian Temple Assembly Church of God, Inc. (the “Church”); and

WHEREAS, the Church previously acquired neighboring properties; Block 528, Lots 11 and 12 and a lot across the street for overflow parking; and

WHEREAS, the Church is proposing to increase its footprint and expand by constructing a Fellowship/Recreational Facility for youth and other community events; and

WHEREAS, the Church is seeking to acquire the Subject Property for a purchase price of \$21,000.00 which is the assessed value of the property together with reasonable redevelopment fees so that it can be used as a parking area to service the existing, proposed, and approved church facilities; and

WHEREAS, the CRA deems the Church’s proposed use of the Subject Property to be an appropriate use of the property that will allow the Church to host conferences and youth events that will positively impact and contribute to the Morgan Village neighborhood and leverage recent development activity undertaken by the Housing Authority of the City of Camden and the State of NJ Department of Education.

07-16-14E (cont'd)

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the City of Camden Redevelopment Agency that The Christian Temple Assembly Church of God, Inc. is designated as the redeveloper of the Subject Property; and

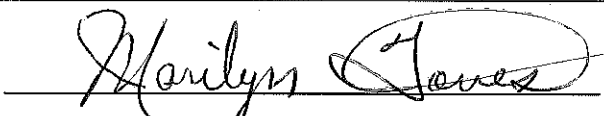
BE IT FURTHER RESOLVED, that the Executive Director, a duly authorized representative of the Agency is hereby authorized and directed to enter into and perform the obligations under a redevelopment agreement with the Redeveloper that provides for the sale of Block 582, Lot 13; Block 582 Lot 14; and Block 582 Lot 15 of the City of Camden Tax Map to the Redeveloper for the amount of \$21,000 and reasonable redevelopment fees for the purpose of parking that will be used to service the existing and proposed facilities of the Church; and

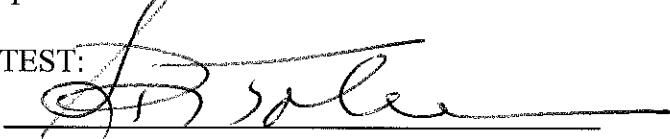
BE IT FURTHER RESOLVED, that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

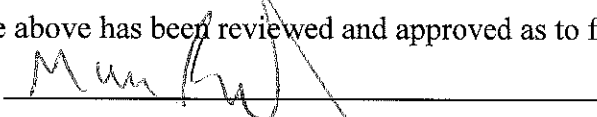
ON MOTION OF: Jose Vazquez

SECONDED BY: Vance Bowman

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

Housing Development

Resolution No.: 07-16-14F

Resolution Title:

**Resolution Authorizing a Professional Services Agreement with Ballard Spahr LLP
for Legal Services in Connection with the Cooper Plaza and Lanning Square
Redevelopment Areas
for a Total Amount Not to Exceed \$28,500.00**

Project Summary:

- This Resolution seeks to enter into a professional services agreement for legal services relating to the remaining 26 tax lots that are optioned for redevelopment by Cooper and the Cooper Lanning Square Renaissance School Facilities, Inc. See Exhibit A attached for a list of the properties related to this agreement.
- The Cooper Health System (“Cooper”) by Resolution 08-01-13A was designated redeveloper of Project Areas A and B, which consisted of 16 tax lots.
- Cooper, with its consent by Resolution 04-09-14C was removed as the redeveloper as to 6 tax lots so that Broadway Housing Partners, LLC could be named redeveloper for these six lots.. Cooper retains an option for redevelopment for the remaining 10 tax lots in Project Area A.
- The Cooper Lanning Square Renaissance School Facilities, Inc. (KIPP) by Resolution 04-09-14E was designated redeveloper of 29 tax lots in Project Area C located in the Lanning Square Redevelopment Area. KIPP exercised its option for redevelopment as to 13 tax lots, and, on or about, June 12, 2014, the CRA and KIPP entered into a Redevelopment Agreement. KIPP retains an option for redevelopment of 16 remaining tax lots located in Project Area C. The proposed services agreement relates to legal work that will be required for the redevelopment of the remaining 26 lots. The proposed scope of work includes the review and preparation of access and license agreements, terminations of redeveloper designation agreements, and redevelopment agreements and title closings for these properties.

To date, neither Cooper, nor KIPP has exercised additional options for redevelopment of the remaining optioned 26 tax lots. At the time, they do so a resolution authorizing CRA to enter into the two remaining redevelopment agreements will be presented to the board for approval.

07-16-14F (cont'd)

Purpose of Resolution:

To authorize a professional services agreement for legal services.

Award Process:

A price quote was solicited. Ballard Spahr LLP is on the current list of "Pre-Qualified Lawyers for the year 2014.

Cost Not to Exceed:

\$ 28,500.00

Total Project Cost:

N/A

Source of Funds:

Redeveloper Funds

07-16-14F

**Resolution Authorizing a Professional Services Agreement with Ballard Spahr LLP
for Legal Services in Connection with the Cooper Plaza and Lanning Square
Redevelopment Areas for a Total Amount Not to Exceed \$28,500.00**

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 and Lanning Square Redevelopment Plan as to certain land within the City more particularly described therein (the “Redevelopment Areas”); and

WHEREAS, the City Council designated CRA as redevelopment entity pursuant to the Redevelopment Law to implement redevelopment plans and carry out redevelopment projects within the Redevelopment Areas; and

WHEREAS, CRA in its capacity as redevelopment entity, desires to convey to designated redevelopers certain properties owned by the CRA within the Redevelopment Areas; and

WHEREAS, CRA desires to enter into an agreement for professional services with Ballard Spahr LLP (“Ballard”) for legal services required for the redevelopment of 26 remaining lots for which Cooper Health System and Cooper Lanning Square Renaissance School Facilities, Inc. have been designated as redevelopers; and

WHEREAS, the proposed scope of work for the professional services agreement includes the negotiation, review, and preparation of access and license agreements, termination of redeveloper designation agreements, two additional redevelopment agreements and title closings;

WHEREAS, Ballard is on CRA’s list of “Pre-Qualified Lawyers” for the year 2014 and in response to a request by the CRA provided a price quote for the required services; and

WHEREAS, Ballard proposes to charge an hourly rate for the proposed services with the total amount charged for the work not to exceed \$28,500.00; and

07-16-14F (cont'd)

WHEREAS, the designated Redevelopers have agreed to pay the cost of such legal services as part of the Redeveloper's obligations under the applicable Option Agreement(s) and/ Redevelopment Agreement(s) between the CRA and the Redevelopers.

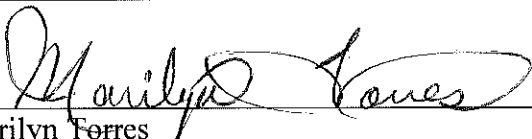
NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency, that the Executive Director, a duly authorized representative of the Agency, is hereby authorized to enter into a Professional Services Agreement with Ballard Spahr LLP for legal services in connection with redevelopment projects to be constructed by the Cooper Health System, and Cooper Lanning Square Renaissance School Facilities, Inc., in the Cooper Plaza and Lanning Square Redevelopment Areas at an approved hourly rate with the total amount to be charged for such services not to exceed the total amount of \$28,500.00.

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 Vazquez

SECONDED BY: Vance Bowman

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


Marilyn Torres
Chairperson

ATTEST: 
Sandra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.

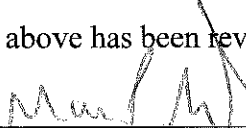

Mark P. Asselta, Esq., Board Counsel

EXHIBIT A

Property List Cooper Project Area A The Cooper Health System – Option Property

#	Block	Lot	Address	Neighborhood	CRA owned	HACC owned
1	181	78	224 S. 5th St	Lanning	X	
2	181	79	222 S. 5th St	Lanning	X	
3	181	80	220 S. 5th St	Lanning	X	
4	181	81	218 S. 5th St	Lanning		X
5	181	82	216 S. 5th St	Lanning		X
6	181	83	214 S. 5th St	Lanning	X	
7	181	84	212 S. 5th St	Lanning	X	
8	181	85	210 S. 5th St	Lanning	X	
9	181	86	208 S. 8th St	Lanning	X	
10	181	87	206 S. 8th St	Lanning	X	

***HACC Properties to be Acquired by City and Title Transferred to CRA

EXHIBIT A (Continued)

**Property List for Cooper Project Area C –
Cooper Lanning Square Renaissance School Facilities, Inc.**

	Block	Lot	Address	Neighborhood	CRA owned
1	191	2	441 Henry St	Lanning	X
2	191	3	443 Henry St.	Lanning	X
3	191	4	445 Henry St.	Lanning	X
4	191	9	449 Henry St.	Lanning	X
5	191	10	451 Henry St.	Lanning	X
6	191	63	444 West St.	Lanning	X
7	192	21	443 S. 5th St.	Lanning	X
8	192	22	445 S. 5th St.	Lanning	X
9	192	23	447 S. 5th St.	Lanning	X
10	192	24	NW 5th & Berkley St.	Lanning	X
11	192	26	459 Berkley St.	Lanning	X
12	192	27	459 Berkley St.	Lanning	X
13	192	28	455 Berkley St.	Lanning	X
14	192	29	453 Berkley St.	Lanning	X
15	192	30	452 Henry St.	Lanning	X
16	192	31	450 Henry St.	Lanning	X
17	192	32	448 Henry St.	Lanning	X
18	192	33	446 Henry St.	Lanning	X
19	192	34	444 Henry St.	Lanning	X
20	195	36	442 Berkley St.	Lanning	X
21	195	37	444 Berkley St.	Lanning	X
22	195	42	512 West St.	Lanning	X
23	195	46	520-522 West St.	Lanning	X
24	196	48	454-456 Berkley St.	Lanning	X
25	196	54	511 So. 5th St.	Lanning	X
26	196	57	517 So. 5th St.	Lanning	X
27	196	58	519 So. 5th St.	Lanning	X
28	196	59	445 Clinton St.	Lanning	X
29	196	61	512 Henry St.	Lanning	X

Bold indicates Property subject to a Redevelopment Agreement.

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Resolution No.: 07-16-14G

Resolution Title:

**Resolution Approving a Leave of Absence from Employment
with the City of Camden Redevelopment Agency for Vincent Basara**

Project Summary:

- Vincent Basara is currently employed by the CRA in the position of Project Coordinator, Redevelopment.
- The City of Camden wishes to hire Mr. Basara on a temporary basis to a position in which he will perform the same duties as he currently performs together with additional work that will be assigned to Mr. Basara by the City. The duration of the new position has not yet been determined.
- Mr. Basara is seeking an unpaid leave of absence from his employment with the City of Camden Redevelopment Agency so that he may rejoin the Agency in his current position at the end of his employment with the City.

Purpose of Resolution:

Approve a Leave of Absence from Employment With the City of Camden Redevelopment Agency for Vincent Basara.

Award Process: N/A

Cost Not to Exceed: N/A

Total Project Cost: N/A

07-16-14G

**Resolution Approving a Leave of Absence from Employment
with the City of Camden Redevelopment Agency for Vincent Basara**

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

WHEREAS, Vincent Basara is currently employed by the CRA in the position of Project Coordinator, Redevelopment; and

WHEREAS, the City of Camden wishes to hire Mr. Basara on a temporary basis to a position in which he will perform the same duties as he currently performs together with additional work that will be assigned to Mr. Basara by the City;

WHEREAS, the duration of the new position has not yet been determined;

WHEREAS, Mr. Basara is seeking an unpaid leave of absence from his employment with the City of Camden Redevelopment Agency so that he may rejoin the Agency in his current position at the end of his employment with the City; and

WHEREAS, civil service regulations permit the Board to grant an unpaid leave of absence for a period of up to one year with possible future extensions available upon a showing of exceptional circumstances; and

WHEREAS, the proposed leave of absence will benefit the City of Camden and the CRA as it will facilitate performance of additional work for the City by Mr. Basara without any loss of work product by the CRA.

07-16-14G (cont'd)

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that an unpaid leave of absence from employment with the CRA is approved for Vincent Basara in his position of Project Coordinator, Redevelopment for the duration of his temporary employment with the City of Camden up to a maximum period of one (1) year from the date of this resolution; and

BE IT FURTHER RESOLVED that during the duration of the leave of absence from employment by the CRA, the CRA shall not be responsible to pay any salary or other compensation to Mr. Basara nor shall it have any responsibility to pay any pension or other benefits for Mr. Basara; and

BE IT FURTHER RESOLVED that the CRA will review the need and basis for extensions of the leave of absence granted by this resolution in the future if necessary; 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: _____

07-16-14G (cont'd)

ON MOTION OF: Jose Vazquez

SECONDED BY: Vance Bowman

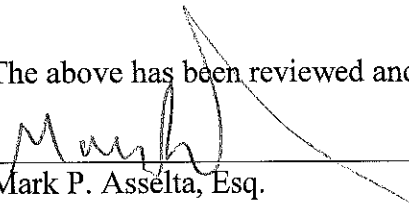
COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Vance Bowman	✓		
Edgardo Garcia	✓		
Kenwood Hagamin, Jr.	✓		
Jose Vazquez	✓		



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