

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Administration

Resolution No.: 01-14-15A

Resolution Title:

RESOLUTION ESTABLISHING THE BOARD OF COMMISSIONERS' MEETING
SCHEDULE FOR 2015

Project Summary:

The CRA holds regularly scheduled Board of Commissioners' meetings and regularly scheduled Caucus meetings and the dates for the meetings are formally approved on an annual basis.

Purpose of Resolution:

To establish the meeting date schedule for the year 2015.

Award Process:

N/A

Cost Not To Exceed:

N/A

Total Project Cost:

N/A

Resolution Establishing the Board of Commissioners' Meeting Schedule for 2015

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

WHEREAS, the CRA holds regularly scheduled Board of Commissioners' Meetings and regularly scheduled Caucus meetings during the course of the year: and

WHEREAS, the dates for the meetings are formally approved on an annual basis: and

WHEREAS, the CRA wishes to establish the following meeting schedule for its Regular Meetings for 2015 and the Reorganization meeting in 2016, with all meetings to begin at 6:00PM:

January 14, 2015
February 11, 2015
March 11, 2015
April 8, 2015
May 13, 2015
June 10, 2015
July 8, 2015
August 12, 2015
September 9, 2015
October 7, 2015
November 12, 2015
December 9, 2015
January 13, 2016

01-14-15A (cont'd)

WHEREAS, the CRA wishes to establish the following meeting schedule for its Caucus Meetings for 2015 and the Reorganization Caucus meeting in 2016, with all meetings to begin at 6:00PM:

January 7, 2015
February 4, 2015
March 4, 2015
April 1, 2015
May 6, 2015
June 3, 2015
July 1, 2015
August 5, 2015
September 2, 2015
September 30, 2015
November 5, 2015
December 2, 2015
January 6, 2016

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that the above schedule of Regular Meetings and above schedule of Caucus Meetings are established as the meeting dates for 2015 and the reorganization meetings for 2016 subject to the right of the Agency to call one or more additional or special meetings as needed in accordance with the New Jersey Open Public Meetings Act.

BE IT FURTHER RESOLVED that formal action may be taken at each regular meeting and at each caucus meeting set forth in the above schedules and that all regular meetings and all caucus meetings shall convene at 6:00 p.m. at Camden City Hall, 520 Market Street, Camden, NJ 08101.

01-14-15A (cont'd)

ON MOTION OF: *VANCE BOWMAN*
SECONDED BY: *Jose Vazquez*

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Vance Bowman	✓		
Kenwood Hagamin, Jr.			
Mirta Nieves			
Jose J. Ramos	✓		
Maria Sharma	✓		
Jose Vazquez	✓		

Marilyn Torres

Marilyn Torres
Chairperson

ATTEST: *Sandra Ross Johnson*

Saundra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta

Mark P. Asselta, Esq.
Board Counsel

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Resolution No.: 01-14-15B

Resolution Title:
 RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT
 WITH BROWNFIELD REDEVELOPMENT SOLUTIONS, INC.
 TO PROVIDE ENVIRONMENTAL MANAGEMENT SERVICES ON
 AN HOURLY RATE BASIS FOR A PERIOD OF ONE YEAR

Project Summary: The CRA requires the services of an environmental management firm to assist in the administration of the City's Brownfield Program.

Purpose of Resolution: To authorize a professional services agreement with the firm of Brownfield Redevelopment Solutions, Inc. to provide environmental management services for a period of one (1) year on an hourly rate basis.

Award Process:

The CRA prepared and posted on its web site a request for proposals for a firm to provide environmental management services for the Agency, in accordance with the 'fair and open' process and procedures established under N.J.S.A. 19:44A-20.4 et.seq and applicable regulations.

Cost Not To Exceed:
 \$150,000

Total Project Cost:
 \$150,000

01-14-15B

Resolution Authorizing a Professional Services Agreement with Brownfield Redevelopment Solutions, Inc. to Provide Environmental Management Services on an Hourly Rate Basis for a Period of One Year

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

WHEREAS, to this end, the CRA administers the City's Brownfield Program under a Shared Services Agreement which includes planning for the reuse of vacant or underutilized former commercial or industrial properties and the environmental investigation and remediation of lands slated for redevelopment; and

WHEREAS, the work associated with the Brownfield Program, such as the supervision of environmental contractors, the review of technical documents, the preparation of grant applications and the compliance with reporting requirements, is highly specialized and requires distinct and specific training; and

WHEREAS, in order to procure these services the CRA prepared and posted on its web site a Request for Proposals for a firm to provide environmental management services for the Agency, in accordance with the 'fair and open' process and procedures established under N.J.S.A. 19:44A-20.4 et.seq. and applicable regulations; and

WHEREAS, the CRA received four (4) proposals from firms to perform the required services; and

WHEREAS, the CRA, through this process, determined that Brownfield Redevelopment Solutions, Inc. was the most qualified firm to provide these services and also offered the lowest price; and

WHEREAS, in its proposal dated _____ Brownfield Redevelopment Solutions, Inc. proposes to provide the required services on an hourly rate basis at the hourly rates set forth on the attached rate schedule.

01-14-15B (cont'd)

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that the Executive Director of the Agency, a duly authorized representative the Agency is hereby authorized to enter into a professional services agreement with the firm of Brownfield Redevelopment Solutions, Inc. to provide environmental management services to the CRA for a term of one (1) year from the execution of the contract with services to be billed on an hourly basis at the hourly rates set forth on the attached rate schedule with the total cost of services provided under the contract not to exceed \$150,000; 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 Vazquez*

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Vance Bowman	✓		
Kenwood Hagamin, Jr.			
Mirta Nieves			
Jose J. Ramos	✓		
Maria Sharma	✓		
Jose Vazquez	✓		

Marilyn Torres

Marilyn Torres
Chairperson

Sandra Ross Johnson

ATTEST: Sandra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta

Mark P. Asselta, Esq.
Board Counsel

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing Development
Companion Resolution

Resolution No.: 01-14-15D

Resolution Title:

Resolution Authorizing a Joint Venture Agreement with Michaels Development Company, I, L.P. Regarding the Housing Implementation Entity for the Choice Neighborhoods Initiative Implementation Grant Program

Project Summary:

- The City of Camden and the Housing Authority of the City of Camden (“HACC”) will apply on February 8, 2015 to the U.S. Department of Housing and Urban Development (“HUD”) for the Choice Neighborhoods Initiatives Implementation Grant Program (the “CNI Grant Program”) for up to 30 million dollars in grant funds.
- The CNI Grant Program application is **focused on three Core Area Components: Housing, People, and Neighborhoods**. A Transformation Plan is the guiding document for directing placed based initiatives that will transform the surrounding neighborhood and targeting programs for positive outcomes for families.
- In 2012, HUD awarded the HACC, a \$300,000 Federal Choice Neighborhoods Planning Grant to prepare a comprehensive neighborhood revitalization strategy to achieve the core area goals (the “Mt. Ephraim South Choice Transformation Plan”).
- This Resolution seeks to address an agreement required for the Housing Component of the CNI application.
- The CRA and Michaels Development Company, I, L.P. (“Michaels”) and/or its permitted assignee have been jointly named as the Housing Implementation Entity, who is responsible for implementing the Housing component of the Transformation Plan and financially responsible for developing the housing and the long-term asset management of the housing. CRA will be responsible for the development of infill for sale housing for the properties set forth on Exhibits A and B. Michaels will be responsible for the development of rental housing for the remainder of the project.

HUD’s Notice of Funding Availability requires for the application that CRA enter into an Agreement with Michaels which sets forth the respective rights and obligations of CRA and Michaels as to their joint role as Housing Implementation Entity

01-14-15D (cont'd)

Purpose of Resolution:

To authorize a Joint Venture Agreement with Michaels Development Company, I, L.P. regarding the Housing Implementation Entity for the Choice Neighborhoods Initiative Implementation Grant Program.

Award Process:

N/A

Cost Not To Exceed:

N/A

Total Project Cost:

Up to \$30 Million

Source of Funds:

Choice Neighborhoods Initiative Implementation Grant Program

01-14-15D

Resolution Authorizing a Joint Venture Agreement with Michaels Development Company, I, L.P. Regarding the Housing Implementation Entity for the Choice Neighborhoods Initiative Implementation Grant Program

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

WHEREAS, the Council of the City of Camden (the “City Council”) adopted, in accordance with the Local Redevelopment and Housing Law, 40A: 12A-1 et seq. (“LRHL”), an ordinance approving the Centerville Redevelopment Plan and will consider an ordinance approving a Whitman Park Redevelopment Plan as to certain land in the Centerville and Whitman Park Neighborhoods of the City of Camden and more particularly described therein (collectively, the “Redevelopment Areas”); 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 within the Redevelopment Areas; and

WHEREAS, the City of Camden and the Housing Authority of the City of Camden (“HACC”) will apply to the U.S. Department of Housing and Urban Development (“HUD”) in February 2015 under its Choice Neighborhoods Initiative - Implementation Grant Program (the “CNI Grant Program Application”) for a grant of up to 30 million dollars to implement the Mt. Ephraim South Transformation Plan; and

WHEREAS, The CRA and Michaels Development Company, I, L.P. (“Michaels”) and/or its permitted assignee have been jointly named as the Housing Implementation Entity, who is responsible for implementing the Housing component of the Mt. Ephraim South Transformation Plan and financially responsible for developing the housing and the long-term asset management of the housing with CRA being responsible for the development of infill for sale housing for the properties set forth on Exhibits A and B and with Michaels being responsible for the development of rental housing for the remainder of the project; and

01-14-15D (cont'd)

WHEREAS, the properties set forth on Exhibit A are sixty-five properties currently owned by the City of Camden that were acquired pursuant to the Abandoned Properties Act and which will be transferred by the City to the CRA as reflected in CRA Resolution 12-10-14C (the "APA Acquired Properties"); and

WHEREAS, the properties on exhibit B are properties currently owned by the CRA in the Centerville Redevelopment Area ("CRA Owned Properties"); and

WHEREAS, HUD's Notice of Funding Availability requires for the application that CRA enter into an Agreement with Michaels which sets forth the respective rights and obligations of CRA and Michaels as to their joint role as Housing Implementation Entity; and

WHEREAS, under The Joint Venture Agreement CRA will be responsible for the the infill for- sale housing for the properties set forth on Exhibits A and B to the exclusion of Michaels including but not limited to the following items for such housing: engage or form relevant developer entities, owner entities, managing member or general partner entities; select all consultants, property managers, attorneys and any other members of the development team; control the design, permitting and construction process; and establish and control budgets, structure financing, submit or cause to be submitted funding applications, select lenders and investors and negotiate closing documents with respect to the closing of any applicable financing for a project development site ; and

WHEREAS, under The Joint Venture Agreement Michaels will be responsible for the development of rental housing for the remainder of the project to the exclusion of CRA including but not limited to the following items for such housing: engage or form relevant developer entities, owner entities, managing member or general partner entities; select all consultants, property managers, attorneys and any other members of the development team; control the design, permitting and construction process; and establish and control budgets, structure financing, submit or cause to be submitted funding applications, select lenders and investors and negotiate closing documents with respect to the closing of any applicable financing for a project development site.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency, that the Executive Director of the City of Camden Redevelopment Agency, a duly authorized representative of the Agency, is hereby authorized and directed to negotiate the terms and conditions and enter into an Joint Venture Agreement with Michaels Development Company, I, L.P. and/or its permitted assignee which sets forth the respective rights and obligations of CRA and Michaels as to their joint role as Housing Implementation Entity which agreement shall include the terms set forth in this Resolution and such other terms and conditions that the Executive Director, in the exercise of her judgment, deems necessary and in the best interests of the CRA; and

01-14-15D (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: *Jose Vazquez*
SECONDED BY: *Vance Bowman*

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Vance Bowman	✓		
Kenwood Hagamin, Jr			
Jose Vazquez	✓		
Mirta L. Nieves			
Jose J. Ramos	✓		
Maria Sharma	✓		

Marilyn Torres

Marilyn Torres
Chairperson

ATTEST: *Sandra Ross Johnson*

Saundra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta

Mark P. Asselta, Esq.
Board Counsel

Exhibit A Properties Acquired by the City of Camden Pursuant to the Abandoned Properties Act Centerville and Whitman Park				
#	Block	Lot	Address	Owner
1	554	90	1742 TIOGA ST	City of Camden
2	554	91	1744 TIOGA ST	City of Camden
3	555	23	1805 MULFORD ST	City of Camden
4	556	75	1807 TIOGA ST	City of Camden
5	556	76	1809 TIOGA ST	City of Camden
6	556	78	1813 TIOGA ST	City of Camden
7	556	79	1815 TIOGA ST	City of Camden
8	556	80	1817 TIOGA ST	City of Camden
9	556	83	1823 TIOGA ST	City of Camden
10	556	85	1827 TIOGA ST	City of Camden
11	556	87	1834 MULFORD ST	City of Camden
12	1328	41	1165 WHITMAN AVE	City of Camden
13	1328	42	1161 WHITMAN AVE	City of Camden
14	1328	45	1155 WHITMAN AVE	City of Camden
15	1333	52	1265 WHITMAN AVE	City of Camden
16	1333	60	1245 WHITMAN AVE	City of Camden
17	1333	64	1237 WHITMAN AVE	City of Camden
18	1333	73	1217 WHITMAN AVE	City of Camden
19	1333	78	1207 WHITMAN AVE	City of Camden
20	1333	79	1205 WHITMAN AVE	City of Camden
21	1343	101	1236 WHITMAN AVE	City of Camden
22	1343	102	1234 WHITMAN AVE	City of Camden
23	1343	106	1222 WHITMAN AVE	City of Camden
24	1343	135	1239 EVERETT ST	City of Camden
25	1343	141	1225 EVERETT ST	City of Camden
26	1343	147	1476 LOUIS ST	City of Camden
27	1343	148	1478 LOUIS ST	City of Camden
28	1343	149	1480 LOUIS ST	City of Camden
29	1343	150	1482 LOUIS ST	City of Camden
30	1344	40	1234 EVERETT ST	City of Camden
31	1344	48	1204 EVERETT ST	City of Camden
32	1345	173	1529 NORRIS ST	City of Camden
33	1345	174	1531 NORRIS ST	City of Camden
34	1350	60	1328 THURMAN ST	City of Camden

Resolution No.: 01-14-15D

Centerville and Whitman Park Property List (cont.)				
#	Block	Lot	Address	Owner
35	1350	63	1336 THURMAN ST	City of Camden
36	1350	122	1548 NORRIS ST	City of Camden
37	1354	3	1555 NORRIS ST	City of Camden
38	1354	4	1557 NORRIS ST	City of Camden
39	1354	5	1559 NORRIS ST	City of Camden
40	1354	6	1561 NORRIS ST	City of Camden
41	1354	38	1251 CHASE ST	City of Camden
42	1354	42	1243 CHASE ST	City of Camden
43	1354	48	1227 CHASE ST	City of Camden
44	1355	66	1244 CHASE ST	City of Camden
45	1355	68	1238 CHASE ST	City of Camden
46	1355	118	1296 CHASE ST	City of Camden
47	1355	173	1281 JACKSON ST	City of Camden
48	1356	3	1605 NORRIS ST	City of Camden
49	1356	4	1607 NORRIS ST	City of Camden
50	1356	5	1609 NORRIS ST	City of Camden
51	1357	28	1566 NORRIS ST	City of Camden
52	1361	48	1674 MT EPHRAIM AVE	City of Camden
53	1363	51	1238 CARL MILLER BLVD	City of Camden
54	1363	55	1228 CARL MILLER BLVD	City of Camden
55	1363	83	1700 MT EPHRAIM AVE	City of Camden
56	1364	182	1279 DECATUR ST	City of Camden
57	1364	185	1287 DECATUR ST	City of Camden
58	1364	187	1293 DECATUR ST	City of Camden
59	1367	69	1301 DECATUR ST	City of Camden
60	1369	50	1765 NORRIS ST	City of Camden
61	1369	61	1767 NORRIS ST	City of Camden
62	1369	62	1769 NORRIS ST	City of Camden
63	1369	64	1773 NORRIS ST	City of Camden
64	1373	4	1764 NORRIS ST	City of Camden
65	1373	9	1770 NORRIS ST	City of Camden

Resolution No.: 01-14-15D

EXHIBIT B CRA Owned Property Centerville			
#	Block	Lot	Address
1	582	18	ES 9th 240 S of Chelton
2	582	17	ES 9th 220 S of Chelton
3	582	28	WS Miller 240 S Chelton
4	582	27	WS Miller 220 S Chelton
5	582	26	WS Miller 200 S Chelton
6	582	25	WS Miller 180 S Chelton
7	582	24	WS Miller 160 S Chelton
8	582	23	WS Miller 140 S Chelton
9	582	22	WS Miller 120 S Chelton
10	582	21	WS Miller 100 S Chelton
11	582	17	WS S 9th 280 S Jefferson
12	582	42	SS Chelton 20 E of Miller
13	579	19	ES 9th 260 S of Jefferson
14	579	20	ES 9th 280 S of Jefferson
15	579	18	ES 9th 240 S of Jefferson
16	579	17	ES 9th 220 S of Jefferson
17	579	16	ES 9th 200 S of Jefferson
18	579	15	2024 S 9th
19	579	14	2022 S 9th St
20	579	13	ES9th 140 S of Jefferson
21	579	12	2018 S 9th
22	579	11	ES 9th 100 S of Jefferson
23	579	1	SE Jefferson & 9th St
24	579	90	SW Miller St & Jefferson
25	579	86	2009 Miller St
26	579	21	WS Miller 100 S Jefferson
27	579	22	2013 Miller St
28	579	23	2017 Miller St
29	579	24	WS Miller 160 S Jefferson
30	579	25	WS Miller 140 S Jefferson

EXHIBIT B (Cont.)			
#	Block	Lot	Address
31	579	26	WS Miller 140 S Jefferson
32	579	27	WS Miller 200 S Jefferson
33	580	47	962 Jefferson Ave
34	580	46	960 Jefferson Ave
35	580	75	951 Chelton Ave
36	580	76	952 Chelton Ave
37	580	77	NS Chelton 40 E Miller St
38	580	78	NS Chelton 60 E Miller St
39	580	79	NS Chelton 80 E Miller St
40	580	80	NS Chelton 100 E Miller
41	580	81	NS Chelton 120 E Miller
42	580	82	971 Chelton Ave
43	580	64	2009 S 10th St
44	584	51	NS Chelton 160 E 10th St
45	584	50	NS Chelton 140 E 10th
46	584	49	NS Chelton 120 E 10th
47	584	7	1038 Ferry
48	584	8	1040 Ferry Ave
49	585	42	2111 Mulford St
50	585	43	2113 Mulford St
51	585	38	2103 Mulford St
52	585	53	Rear 2104-2106 S 10th
53	585	27	WS Mulford 260 S Chelton
54	585	28	WS Mulford 280 S Chelton
55	585	52	WS Mulford 303 S Chelton
56	549	83	910 Ferry Ave
57	549	84	912 Ferry Ave
58	549	85	914 Ferry Ave
59	549	86	918 Ferry Ave
60	549	40	NW Kossuth & Jefferson
61	549	42	WS Kossuth 60 N Jefferson

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing Development
Companion Resolution

Resolution No.: 01-14-15C

Resolution Title:

Resolution Authorizing a Memorandum of Understanding with the City of Camden, the Housing Authority of the City of Camden, Coopers Ferry Partnership, and Center for Family Services, Inc. for the Choice Neighborhoods Implementation Grant Program

Project Summary:

- The City of Camden and the Housing Authority of the City of Camden (“HACC”) will apply on February 8, 2015 to the U.S. Department of Housing and Urban Development (“HUD”) for the Choice Neighborhoods Initiatives Implementation Grant Program (the “CNI Grant Program”) for up to 30 million dollars in grant funds.
- The CNI Grant Program application is **focused on three Core Area Components: Housing, People, and Neighborhoods**. A Transformation Plan is the guiding document for directing placed based initiatives that will transform the surrounding neighborhood and targeting programs for positive outcomes for families.
- In 2012, HUD awarded the HACC, a \$300,000 Federal Choice Neighborhoods Planning Grant to prepare a Transformation Plan (the “Mt. Ephraim South Choice Transformation Plan”).
- Each Core Area Principal Team Member is required to certify that it commits to the specific duties and responsibilities that correspond to the Housing, People and Neighborhood components of the Transformation Plan.
- The City of Camden is the Neighborhood Implementation Entity, which will effectuate the coordination, oversight, and implementation of the neighborhood improvements, programs, and activities. In order to maximize points and make the application more competitive, the collective experience and capacity of each of the identified partners will leveraged in the application.
- HUD’s Notice of Funding Availability (“NOFA”) requires that the City, HACC, CRA, Coopers Ferry Partnership, and the Center for Family Services enter into a Memorandum of Understanding to demonstrate the partners’ commitment to work together to implement the grant, if awarded, for a least the duration of the term grant.
- The proposed form of Memorandum of Understanding which sets forth the obligations of the CRA is attached as Exhibit A.

01-14-15C (cont'd)

Purpose of Resolution:

To enter into a Memorandum of Understanding with the City of Camden, HACC, Coopers Ferry Partnership, and Center for Family Services, Inc.

Award Process:

N/A

Cost Not To Exceed:

N/A

Total Project Cost:

Up to \$30 Million

Source of Funds:

N/A

01-14-15C

Resolution Authorizing a Memorandum of Understanding with the City of Camden, the Housing Authority of the City of Camden, Coopers Ferry Partnership, and Center for Family Services, Inc. for the Choice Neighborhoods Implementation Grant Program

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

WHEREAS, the Council of the City of Camden (the “City Council”) adopted, in accordance with the Local Redevelopment and Housing Law, 40A: 12A-1 et seq. (“LRHL”), an ordinance approving the Centerville Redevelopment Plan and will consider an ordinance approving a Whitman Park Redevelopment Plan as to certain land in the Centerville and Whitman Park Neighborhoods of the City of Camden and more particularly described therein (collectively, the “Redevelopment Areas”); 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 within the Redevelopment Areas; and

WHEREAS, the City of Camden and the Housing Authority of Camden (“HACC”) will apply to the U.S. Department of Housing and Urban Development (“HUD”) in February 2015 under its Choice Neighborhoods Implementation Grant Program (the “CNI Grant Program”) for a grant of up to 30 million dollars; and

WHEREAS, it is necessary for the CNI Grant Program application for the City of Camden to enter into a Memorandum of Understanding with the Housing Authority of the City of Camden (the “HACC”), CRA, Coopers Ferry Partnership, and Center for Family Services, Inc. to set forth the rights and responsibilities that will govern each partner, if the CNI grant is awarded for at least the duration of the grant term; and

WHEREAS, the proposed form of Memorandum of Understanding which sets forth the obligations of the CRA is attached as Exhibit A; and

WHEREAS, the CRA desires to enter into a Memorandum of Understanding with the City, HACC, Coopers Ferry Partnership, and Center for Family Services, Inc. to implement the CNI Program Grant, and if the CNI grant is awarded, in order to facilitate future redevelopment and implementation of the Mt. Ephraim South Choice Transformation Plan in South Camden.

01-14-15C (cont'd)

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency, that the Executive Director of the City of Camden Redevelopment Agency, a duly authorized representative of the Agency, is hereby authorized and directed to enter into a Memorandum of Understanding with the City of Camden, the Housing Authority of the City of Camden, Coopers Ferry Partnership, and Center for Family Services, Inc. substantially in the form of the Memorandum of Agreement attached as Exhibit A subject to such changes to the Memorandum of Understanding that the Executive Director, in the exercise of her judgment, deems necessary and in the best interests of the CRA; 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	✓		
Kenwood Hagamin, Jr			
Jose Vazquez	✓		
Mirta L. Nieves			
Jose J. Ramos	✓		
Maria Sharma	✓		

Marilyn Torres

Marilyn Torres
Chairperson

ATTEST:

Sandra Ross Johnson

Sandra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta

Mark P. Asselta, Esq.
Board Counsel

EXHIBIT A

**MEMORANDUM OF UNDERSTANDING AMONG PARTIES FOR THE
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT PROGRAM IN THE
MT. EPHRAIM SOUTH CHOICE NEIGHBORHOOD OF CAMDEN, NEW JERSEY**

This MEMORANDUM OF UNDERSTANDING (“MOU”) is made effective as of this _____ day of January 2015 among the City of Camden (“City”), Camden Redevelopment Agency (“CRA”), Housing Authority of the City of Camden (“HACC”), Cooper’s Ferry Partnership (“CFP”), and Center for Family Services, Inc. (“CFS”) confirms the mutual understanding of the roles and responsibility among the project partners for the U.S. Department of Housing and Urban Development (“HUD”) Choice Neighborhoods Implementation Grant Program (“CNI”): Mt. Ephraim South Choice Transformation (“Project”). Each party may be separately referred to as a “Party” and together the parties to this Agreement may be collectively referred to as the “Parties”.

RECITALS

WHEREAS, it is the mission of the City, through the Department of Planning and Development, who is the Neighborhood Implementation Entity, per the NOFA, to serve and build Camden’s diverse community by effectively, efficiently and equitably enhancing resident’s quality of life, attracting private investment, stimulating growth citywide, and delivering services with a commitment to excellence; and

Whereas, it has been determined that the City Department of Planning and Development, the Choice Neighborhood Implementation Entity, join in partnership with those parties in this

Resolution No.: 01-14-15C

MOU to effectuate the coordination, oversight, and implementation of the Critical Community Improvements; and

WHEREAS, the CRA, established in 1987, is a body corporate and politic of the State of New Jersey, organized pursuant to N.J.S.A. 40A:12A-1 et seq., whose mission is the implementation of redevelopment plans and projects, which include the clearance, re-planning, conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with the redevelopment plan and citywide brownfield program management; and

WHEREAS, the HACC has been serving Camden residents since 1938 by providing quality affordable housing of choice through exceptional redevelopment plans and on-site management. Today, the Camden Housing Authority serves 4,000 residents annually: with a portfolio that includes four family sites (two of which are fully redeveloped), three high-rises for seniors and the physically challenged, three HOPE VI developments, and the completion of 392 homeownership units, and;

WHEREAS, CFP, established in 1984, is a nonprofit corporation dedicated to creating and carrying out economic development projects within the City of Camden. CFP's mission is to coherently plan and implement high-quality urban redevelopment projects in order to help replenish Camden's depleted tax base, create jobs for city residents, and improve Camden's environment as a place in which to live, to work, to visit, and to invest. CFP has partnered with

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the City to spearhead neighborhood plans, where its role has evolved into implementation, focusing on projects prioritized by the community; and

WHEREAS, CFS is a nonprofit human services agency with over 90 years of experience serving youth and families in southern New Jersey. CFS provides a comprehensive continuum of care dedicated to changing the odds for children and families through prevention, intervention, and education. CFS works in partnership with the City of Camden, Office of the Mayor to deliver public safety initiatives focused on youth violence prevention, intervention, and reentry services and supports. As the co-convener of the National Forum on Youth Violence Prevention with the City of Camden, CFS implements the federal Ceasefire Replication program (Cure4Camden), as well as school based initiatives to prevent and reduce youth violence in schools and in the community; and

WHEREAS, the HACC is the Lead Applicant for the Choice Neighborhoods Implementation Grant Program for the Mt. Ephraim South Choice Transformation Plan; and

WHEREAS, the Choice Neighborhoods Implementation Grant Program provides the framework and resources to empower the City to implement change within the Mt. Ephraim South Choice Neighborhood to address a magnitude of needs identified within the Mt. Ephraim Choice Neighborhood "Moving Our Neighborhood Forward" Transformation Plan; and

WHEREAS, the City hereby enters into this MOU in partnership with the CRA, HACC, CFP, and CFS pursuant to City's authority as Neighborhood Implementation Entity to implement the Mt. Ephraim South Choice Neighborhood "Moving Our Neighborhood Forward" Transformation Plan to build upon successful efforts and opportunities provided by local institutional anchors, leverage recent investments, unite all parts of the neighborhood with the

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Mt. Ephraim Avenue Corridor as the social and economic center, and enhance access to opportunities for current and future residents; and

WHEREAS, the Camden City Department of Planning and Development, as Neighborhood Implementation Entity is responsible for coordinating, overseeing, and implementing the overall Neighborhood Plan component of the Transformation Plan including the Critical Community Improvements (“CCI”) Plan; and

WHEREAS, the CCI Plan includes community and economic development activities that enhance the neighborhood outcomes proposed in the Mt. Ephraim South Choice Neighborhood “Moving Our Neighborhood Forward” Transformation Plan as outlined by the guidelines of the FY2014/FY2015 Choice Neighborhoods Implementation Grant Notice of Funding Availability; and

WHEREAS, the Parties agree to utilize up to fifteen (15) percent of the awarded grant funds, provided by the U.S. Department of Housing and Urban Development for Critical Community Improvements within the Mt. Ephraim South Choice Neighborhood, subject to HUD approval and as directed; and

WHEREAS, the Parties acknowledge that the CCI funds are flexible and must be leveraged with additional resources that should be locally driven to solve challenges identified by the community within the Mt. Ephraim South Choice Neighborhood area; and

WHEREAS, the Parties acknowledge that HUD reserves the right to negotiate and approve the final overall plan and budget as well as to approve each specific activity or project.

NOW THEREFORE, intending to be legally bound, collectively the Parties agree to undertake and carry out in cooperation with each other the various tasks and obligations to

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implement the goals and strategies identified in the Neighborhood Plan component of the Transformation Plan including the CCI Plan as follows:

1. Employ its best efforts to function as a partner in the implementation of the Mt. Ephraim South Choice Neighborhood Transformation process by, among other things, communicating with and educating each other, concerning issues that are central to the success of the Mt. Ephraim South Choice Neighborhood, while also making themselves available at reasonable times for meetings, conference calls and other appointments; and adhering to adopted schedules and timetables;
2. Commit to working together in partnership to resolve issues and disputes in a cost-effective and efficient manner;
3. Work in concert with each other in a manner that complies with HUD Grant Program requirements;
4. Although the Parties will work closely during the Mt. Ephraim South Choice Neighborhood implementation, no Party is agreeing, by entry into this MOU, to function as an agent or insurer for any other Party, and no Party is agreeing under the MOU to indemnify any other Party.
5. No covenant by any Party to this MOU is intended to waive any rights, obligations, or defenses that any Party may already possess pursuant to law.

WHEREAS, the specific roles and responsibilities of the Parties under the grant program shall include, but not be limited to the following:

I. CITY OF CAMDEN

By entering into this MOU, the City, through the Department of Planning and Development agrees to:

1. Serve as the Neighborhood Implementation Entity for the CNI grant and to coordinate, oversee, implement, and monitor the overall Neighborhood Plan component of the Transformation Plan including the CCI Plan for all Parties;
2. Oversee all implementation efforts to ensure they are in accordance with the City approved Mt. Ephraim Choice Neighborhood "Moving Our Neighborhood Forward" Transformation Plan and the HUD approved CNI grant;
3. Ensure through progress monitoring, the implementation of Critical Community Improvements to assist in enhancing City of Camden residents' quality of life;
4. Approach the Mt. Ephraim South Choice Neighborhood implementation efforts as a partner with other Parties;
5. Be reasonably available for discussions or meetings with Parties, when necessary;
6. Work in concert with the Parties identified within the MOU to comply with HUD regulatory requirements for its CNI Grant Program and New Jersey laws, as may be amended from time to time;
7. Require contracted professionals to perform in a fiscally responsible manner; and
8. Provide timely and accurate data and reports relevant to the project and participate in data collection, data analysis and evaluation efforts to meet HUD regulatory requirements as set forth for the CNI Grant Program.

II. CAMDEN REDEVELOPMENT AGENCY

By entering into this MOU, CRA agrees to:

1. Redevelop CRA vacant land and structures as provided in the Project;
2. Assist the City of Camden in planning and development in accordance with mutually agreed upon standards, where this development is directly related to the Agency's mission and objectives;
3. Work to create public/private investments that result in revenues for the City and jobs for City residents;
4. Approach the Mt. Ephraim South Choice Neighborhood implementation efforts as a partner with other Parties;
5. Be reasonably available for discussions or meetings with Parties, when necessary;
6. Work in concert with the Parties identified within the MOU to comply with HUD regulatory requirements for its CNI Grant Program and New Jersey laws, as may be amended from time to time;
7. Require contracted professionals to perform in a fiscally responsible manner;
8. Provide timely and accurate data and reports relevant to the project and participate in data collection, data analysis and evaluation efforts to meet HUD regulatory requirements as set forth for the CNI Grant Program; and
9. Apply for and administer environmental assessment and clean up funds in the project area.

III. HOUSING AUTHORITY OF THE CITY OF CAMDEN

By entering into this MOU, HACC agrees to:

1. Serve as the Lead Applicant for the CNI grant.
2. Be available for discussions or meetings with Parties, when necessary;
3. Work in concert with the Parties identified within the MOU to comply with HUD regulatory requirements for its CNI Grant Program and New Jersey laws, as may be amended from time to time;
4. Require contracted professionals to perform in a fiscally responsible manner; and

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5. Provide timely and accurate data and reports relevant to the project and participate in data collection, data analysis and evaluation efforts to meet HUD regulatory requirements as set forth for the CNI Grant Program.

IV. COOPER'S FERRY PARTNERSHIP

By entering into this MOU, CFP agrees to:

1. Assist in implementation of the Neighborhood Plan component of the overall Transformation Plan including the Critical Community Improvements Plan by ensuring the needs of City residents identified within the Mt. Ephraim Choice Neighborhood "Moving Our Neighborhood Forward" Transformation Plan are met for public realm improvements and economic development projects;
2. Assist in implementing the CCI Plan to promote Camden as a place in which to live, to work, to visit, and to invest, including planning and design services, project management of implementation activities, business corridor assessment and planning, structure improvements, and infrastructure enhancements;
3. Approach the Mt. Ephraim South Choice Neighborhood implementation efforts as a partner with other Parties;
4. Be reasonably available for discussions or meetings with Parties, when necessary;
5. Work in concert with the Parties identified within the MOU to comply with HUD regulatory requirements for its CNI Grant Program and New Jersey laws as may be amended from time to time;
6. Require contracted professionals to perform in a fiscally responsible manner; and
7. Provide timely and accurate data and reports relevant to the project and participate in data collection, data analysis and evaluation efforts to meet HUD regulatory requirements as set forth for the CNI Grant Program.

V. CENTER FOR FAMILY SERVICES

By entering into this MOU, CFS agrees to:

1. Assist in implementation of the Neighborhood Plan component of the overall Transformation Plan including the Critical Community Improvement Plan by ensuring the needs of City residents identified within the Mt. Ephraim Choice Neighborhood "Moving Our Neighborhood Forward" Transformation Plan are met for public safety improvements;

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2. Approach the Mt. Ephraim South Choice Neighborhood implementation efforts as a partner with other Parties;
3. Be reasonably available for discussions or meetings with Parties, when necessary;
4. Work in concert with the Parties identified within the MOU to comply with HUD regulatory requirements for its CNI Grant Program and New Jersey laws, as may be amended from time to time;
5. Require contracted professionals to perform in a fiscally responsible manner; and
6. Provide timely and accurate data and reports relevant to the project and participate in data collection, data analysis and evaluation efforts to meet HUD regulatory requirements as set forth for the CNI Grant Program.

WHEREAS, the Parties agree that this MOU shall remain in effect over the duration of the FY2014/FY2015 Choice Neighborhoods Implementation Grant for the Mt. Ephraim South Transformation Plan.

NOW THEREFORE, the Parties agree to authorize and execute all documents to effectuate the Mt. Ephraim South Choice—Neighborhood Implementation Partnership.

All notices required to be served or given hereunder shall be in writing and sent to the following addresses:

If to City: The Honorable Dana L. Redd
Mayor
City of Camden
520 Market Street, 4th Floor
Camden, NJ 08101

If to CRA: Saundra Ross Johnson
Executive Director
Camden Redevelopment Agency
520 Market Street, Suite 1300
Camden, NJ 08101

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If to HACC: Dr. Maria Marquez
Executive Director
2021 Watson Street, 2nd Floor
Camden, NJ 08105

If to CFP: Anthony J. Perno III, Esq.
Chief Executive Officer
Cooper's Ferry Partnership
One Port Center
2 Riverside Drive, Suite 501
Camden, NJ 08103

If to CFS: Merilee Rutolo
Chief Operating Officer
Center for Family Services
584 Benson Street
Camden, NJ 08103

IN WITNESS WHEREOF, the Project Partners have caused this MOU to be duly executed and delivered as of the date and year first above written and by so executing, represent and warrant they have the authority to do so.

Attest:

City of Camden

By: _____
Honorable Dana L. Redd
Mayor

Attest:

Camden Redevelopment Agency

By: _____
Saundra Ross Johnson
Executive Director

Attest:

Housing Authority of the City of Camden

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By: _____
Dr. Maria Marquez
Executive Director

Attest:

Cooper's Ferry Partnership

By: _____
Anthony J. Perno III, Esq.
Chief Executive Officer

Attest:

Center for Family Services, Inc.

By: _____
Merilee Rutolo
Chief Operating Officer