

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

Economic Development/Brownfields

Resolution No.: 08-12-15A

Resolution Title:

**Resolution Authorizing  
a Professional Service Agreement with TRC Environmental Corporation for  
Environmental Engineering and Licensed Site Remediation Professional Services  
in Connection with 320 North Second Street, Camden, N.J.  
for an Amount Not to Exceed \$9,270.90**

Project Summary:

- 320 North Second Street (“Site”), which is designated on the City of Camden Tax Map as Block 103 Lot 65 is a CRA owned property in the Cooper Grant Neighborhood.
- The CRA intends to add the Site to the Poets’ Walk / ABC Barrel Site residential redevelopment project in order to add more units to the project.
- The Site has not had the same level of environmental investigation as the remainder of the ABC Barrel Site.
- A Phase I environmental study was completed in February and a Site investigation is currently underway.
- The CRA requires the services of a Licensed Site Remediation Professional (LSRP) to complete a Remedial Action Workplan (RAW) and insure CRA compliance with the New Jersey Site Remediation Reform Act.
- The Remedial Action Workplan will be added to the upcoming ABC Barrel Soil Removal/Replacement Bid Specifications.

Purpose of Resolution:

To authorize a Professional Services Agreement.

Award Process:

A competitive price quote from the current list of “Pre-Qualified Environmental Firms.”

Cost Not To Exceed: \$9,270.90

Total Project Cost: TBD

Source of Funds: US EPA Assessment Grants

08-12-15A

**Resolution Authorizing a Professional Service Agreement with TRC Environmental Corporation for Environmental Engineering and Licensed Site Remediation Professional Services in Connection with 320 North Second Street, Camden, N.J. for an Amount Not to Exceed \$9,270.90**

**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 the CRA –owned property designated on the City of Camden Tax Map as Block 103 Lot 65 and known as 320 North Second Street, Camden, N.J. (the “Site”) in the Cooper Grant Neighborhood as part of the proposed Poets’ Walk residential redevelopment; and

**WHEREAS**, the CRA is currently completing a Site Investigation of the Site and requires the services of a Licensed Site Remediation Professional (“LSRP”) to develop a Remedial Action Workplan and complete the CRA’s obligations under the New Jersey Site Remediation Reform Act (“SRRA”); and

**WHEREAS**, the CRA issued a Request for Pricing for “Environmental Engineering and LSRP Services 320 N. 2<sup>nd</sup> Street” to the current list of “Pre-Qualified Engineering Firms” and seven firms responded; and

**WHEREAS**, TRC Environmental Corporation (“TRC”) provided a price quote not to exceed \$9,270.90 on a lump sum per task basis and TRC received the highest composite score on all selection criteria;

**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 negotiate and enter into a Professional Services Agreement with TRC Environmental Corporation for Environmental Engineering and LSRP Services in connection with 320 North Second Street, Camden, N.J, in an amount not to exceed \$9,270.90, 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.

**08-12-15A (cont'd)**

**ON MOTION OF:**

**SECONDED BY:**

| <b>COMMISSIONER</b>  | <b>AYES</b> | <b>NAYS</b> | <b>ABSTENTIONS</b> |
|----------------------|-------------|-------------|--------------------|
| Marilyn Torres       |             |             |                    |
| Vance Bowman         |             |             |                    |
| Sheila Davis         |             |             |                    |
| Kenwood Hagamin, Jr. |             |             |                    |
| Javier Ramos         |             |             |                    |
| Maria Sharma         |             |             |                    |

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

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

The above has been reviewed and approved as to form.

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

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

Economic Development

Resolution No.: 08-12-15B

Resolution Title:

**Resolution Authorizing a Professional Services Agreement with Langan Engineering & Environmental Services to Provide Environmental Investigation and Remediation Services in Connection with the Former Sears Tire & Battery Site (1350 Admiral Wilson Boulevard, Camden, N.J.) for the Lump Sum Amount of \$137,130**

Project Summary:

- The Site is located at 1350 Admiral Wilson Boulevard (Block 1464 Lots 4&5) in the Gateway Office Park.
- The Project Development Agreement with Campbell Soup Company (PDA) which outlines the responsibilities in the Gateway Office Park project, obligates the CRA to acquire and remediate the Site.
- Acquisition, demolition of the prior buildings on the site and the remediation of the soils is complete.
- The CRA has the responsibility to monitor and report on the remaining ground water contamination associated with the Site until the contamination reaches an acceptable level or until grant funds for such purpose have been exhausted.
- The CRA previously engaged Langan Engineering & Environmental Services to undertake the ground water monitoring and reporting and appointed Langan as the Licensed Site Remediation Professional (LSRP) of record.
- The Work is being funded through an Economic Recovery Board (ERB) Grant entitled "Tire & Battery Remediation Grant".
- On May 29, 2015 the ERB extended the grant until March 31, 2016. It is anticipated that the monitoring authorized by the proposed agreement will extend into early 2017, so it is likely that an additional extension of the grant will be necessary
- If the ERB grant is not extended the CRA will only be charged for the work completed up until the expiration of the existing grant.

Purpose of Resolution:

To authorize a Professional Services Agreement.

08-12-15B (cont'd)

**Award Process:**

Langan Engineering & Environmental Services is the designated Licensed Site Remediation Professional (LSRP) of record and it is therefore prudent to continue with the incumbent professional.

**Cost Not To Exceed:**

\$137,130

**Total Project Cost:**

\$1.1 million

**Source of Funds:**

ERB Grant P20266

08-12-15B

**Resolution Authorizing a Professional Services Agreement with Langan Engineering & Environmental Services to Provide Environmental Investigation and Remediation Services in Connection with the Former Sears Tire & Battery Site (1350 Admiral Wilson Boulevard, Camden, N.J.) for the Lump Sum Amount of \$137,130**

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

**WHEREAS**, the Project Development Agreement (PDA) which outlines the obligations of the various parties relative to the redevelopment of the Gateway Office Park requires the CRA to undertake environmental and engineering activities, including but not limited to the environmental investigation and remediation of the former Sears Tire & Battery Site located at 1350 Admiral Wilson Boulevard, Camden, N.J. and designated as Block 1464 Lots 4 and 5 on the City of Camden Tax Map (Site); and

**WHEREAS**, the remediation of soils at the Site is complete and the New Jersey Department of Environmental Protection (DEP) requires additional monitoring, certification and reporting of the ground water associated with the Site; and

**WHEREAS**, Langan Engineer & Environmental Services (“Langan”) is the designated Licensed Site Remediation Professional for the Site and because of the professional nature of the environmental information developed thus far in the project, it has been deemed most appropriate and practical not to engage a new engineering and environmental firm for these services; and

**WHEREAS**, the scope of services under this Professional Services Agreement are eligible costs under the Economic Recovery Board Grant entitled, “Tire & Battery Remediation Grant P20266,” and

**WHEREAS**, at the request of CRA Langan provided a work proposal for completion of all required work for the lump sum amount of \$137,130.00; and

**WHEREAS**, the ERB Grant which provides the funding for this project has been extended until March 31, 2016 but will most likely need to be further extended for all work to be completed under the proposed contract with Langan;

**08-12-15B**

**WHEREAS**, If the ERB grant is not extended the CRA will only be charged for the work completed up until the expiration of the existing grant.

**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, subject to receipt by the CRA of confirmation that the ERB Grant has been extended through March 31, 2016 to enter into a Professional Services Agreement with Langan Engineering & Environmental Services to provide environmental investigation and remediation services in connection with the remediation of the Former Sears Tire & Battery Site for the amount of \$137,130 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:**

**SECONDED BY:**

| <b>COMMISSIONER</b>  | <b>AYES</b> | <b>NAYS</b> | <b>ABSTENTIONS</b> |
|----------------------|-------------|-------------|--------------------|
| Marilyn Torres       |             |             |                    |
| Vance Bowman         |             |             |                    |
| Sheila Davis         |             |             |                    |
| Kenwood Hagamin, Jr. |             |             |                    |
| Javier Ramos         |             |             |                    |
| Maria Sharma         |             |             |                    |

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

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

The above has been reviewed and approved as to form.

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Mark P. Asselta, Esq.

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

Economic Development

Resolution No.: 08-12-15C

Resolution Title:

**Resolution Authorizing an Agreement of Sale with ResinTech, Inc. for the Sale and Development of Property Designated as Block 1184 Lot 5, Block 1182, Lot 5 and Block 1181 Lot 1 of the City of Camden Tax Map for a Purchase Price of at Least \$1,080,000.00**

Project Summary:

- The City is in the process of conveying Block 1184 Lot 5, Block 1182 Lot 5 and Block 1181 Lot 1 to the CRA (“Properties”).
- The Properties are 3 non-contiguous parcels along the north side of Federal Street, between the Cooper River and 17<sup>th</sup> Street, comprising approximately 5+ acres.
- The CRA issued an RFP for the purchase and development of the Properties for light industrial, retail or commercial use. The CRA received one proposal which was submitted by ResinTech Inc.
- ResinTech proposes to pay a total of \$1,080,000 for the Properties. CRA will obtain an appraisal of the Fair Market Value of the Properties and will have the right to cancel the agreement if the appraised Fair Market Value of the Properties is more than the proposed purchase price.
- ResinTech and its affiliated companies are manufacturers of water purification systems, filters and provider of managed IT services. Resin Tech proposes to relocate and consolidate their operations into a new manufacturing, office, lab and warehouse facility to be constructed on the Properties.
- ResinTech estimates at least 75 people will be employed at the new facility.
- Resin Tech estimates that its total investment in the project will be no less than \$25.0 million.

Purpose of Resolution:

To authorize the negotiation and execution of an Agreement of Sale

Award Process:

Publicly advertised RFP.

Cost Not To Exceed:

TBD

Total Project Cost:

TBD

Source of Funds:

Developer’s capital and private loans.



08-12-15C

**Resolution Authorizing an Agreement of Sale with ResinTech, Inc. for the Sale and Development of Property Designated as Block 1184 Lot 5, Block 1182, Lot 5 and Block 1181 Lot 1 of the City of Camden Tax Map for a Purchase Price of at Least \$1,080,000.00**

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

**WHEREAS**, the City of Camden (“City”) by ordinance(s) authorized the conveyance of properties designated as Block 1184 Lot 5, Block 1182 Lot 5 and Block 1181 Lot 1 on the City of Camden Tax Map (the “Properties”); and

**WHEREAS**, the CRA by Resolution 5-13-15I authorized acceptance of the Properties from the City; and

**WHEREAS**, the proceeds of sale on the re-sale of Block 1184 Lot5 and 1182 Lot 5 will be split 50% City and 50% CRA and the proceeds of sale from the re-sale of Block 1181 Lot 1 will be paid entirely to the City; and

**WHEREAS**, the CRA advertised a Request for Proposal for the purchase and development of the Properties and received one proposal, which was submitted by ResinTech, Inc. (“ResinTech”); and

**WHEREAS**, ResinTech proposes to purchase the Properties for a total of \$1,080,000 for all three Properties;; and

**WHEREAS**, CRA will obtain an appraisal of the Fair Market Value of the Properties and will have the right to cancel the agreement if the appraised Fair Market Value of the Properties is more than the proposed purchase price; and

**WHEREAS**, ResinTech and its affiliated companies are manufacturers of water purification systems, filters and provider of managed IT services and proposes to relocate and consolidate their operations into a new manufacturing, office, lab and warehouse facility to be constructed on the Properties; and

**08-12-15C (cont'd)**

**WHEREAS**, ResinTech estimates that at least 75 people will be employed at the new facility and that it will make a total investment in the project of at least \$25,000,000.00; and

**WHEREAS**, the CRA has evaluated the ResinTech’s proposal and has determined that the proposal is responsive and that it is in the best interest of the CRA and the City of Camden to proceed with the negotiation, execution and performance of an Agreement of Sale which includes the terms set forth herein;

**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 receipt of the deed(s) for the Properties from the City of Camden, is hereby authorized and directed to negotiate, enter into and perform an Agreement of Sale with ResinTech, Inc. for the purchase and development of the Properties designated as Block 1184 Lot 5, Block 1182 Lot 5 and Block 1181 Lot 1 on the City of Camden Tax Map; for a purchase price of at least \$1,080,000.00 or such higher amount that is indicted in an appraisal obtained by the CRA and agreed to by ResinTech with such Agreement of Sale to also include the terms and conditions set forth in this resolution together with such additional terms and conditions that are agreed upon by the Executive Director, 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:**

**SECONDED BY:**

| <b>COMMISSIONER</b>  | <b>AYES</b> | <b>NAYS</b> | <b>ABSTENTIONS</b> |
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| Marilyn Torres       |             |             |                    |
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| Sheila Davis         |             |             |                    |
| Kenwood Hagamin, Jr. |             |             |                    |
| Javier Ramos         |             |             |                    |
| Maria Sharma         |             |             |                    |

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

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

The above has been reviewed and approved as to form.

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Mark P. Asselta, Esq.

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

Economic Development

Resolution No.: 08-12-15D

Resolution Title:

**Resolution Authorizing a Professional Services Agreement with J. McHale & Associates, Inc. for Appraisal Services in Connection with the Sale of Block 1184 Lot 5, Block 1182 Lot 5 and Block 1181 Lot 1 on the City of Camden Tax Map for the Amount of \$7,500**

Project Summary:

- The City is in the process of conveying Block 1184 Lot 5, Block 1182 Lot 5 and Block 1181 Lot 1 to the CRA (“Properties”).
- The Properties are 3 non-contiguous parcels along the north side of Federal Street, between the Cooper River and 17<sup>th</sup> Street, comprising approximately 5+ acres.
- The CRA issued an RFP for the purchase and development of the Properties for light industrial, retail or commercial use. The CRA received one proposal.
- The CRA is in need of an appraisal in order to evaluate the proposed purchase price for the Properties and to negotiate the proposed Agreement of Sale.

Purpose of Resolution:

To authorize a professional services agreement.

Award Process:

Competitive price quotes from the current list of “Pre-Qualified Appraisers.”

Cost Not To Exceed:

\$7,500.00

Total Project Cost:

TBD

Source of Funds:

EPA Assessment Grants

08-12-15D

**Resolution Authorizing a Professional Services Agreement with J. McHale & Associates, Inc. for Appraisal Services in Connection with the Sale of Block 1184 Lot 5, Block 1182 Lot 5 and Block 1181 Lot 1 on the City of Camden Tax Map for the Amount of \$7,500**

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

**WHEREAS**, by Resolution 5-13-15I the CRA accepted conveyance of properties designated as Block 1184 Lot 5, Block 1182 Lot 5 and Block 1181 Lot 1 on the City of Camden Tax Map (the “Properties”); and

**WHEREAS**, the CRA issued a Request for Proposals for the purchase and development of the Properties and received one proposal; and

**WHEREAS**, the CRA is in need of a Fair Market Value Appraisal in order to evaluate the proposed purchase price for the Properties and to negotiate the proposed Agreement of Sale for the Properties; and

**WHEREAS**, the CRA issued a Request for Pricing for “Marlton Federal Street Properties Sale Appraisal” to the current list of “Pre-Qualified Appraisers” and two firms responded; and

**WHEREAS**, J. McHale & Associates, Inc. provided a price quote, dated July 21, 2015 of not to exceed \$7,500 payable on a lump sum basis, which was the lowest quote received

**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 negotiate and enter into a Professional Services Agreement with J. McHale & Associates, Inc. for the provision of a Fair Market Value Appraisal of Block 1184 Lot 5, Block 1182 Lot 5 and Block 1181 Lot 1 for the lump sum amount of \$7,500, 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.

**08-12-15D**

**ON MOTION OF:**

**SECONDED BY:**

| <b>COMMISSIONER</b>  | <b>AYES</b> | <b>NAYS</b> | <b>ABSTENTIONS</b> |
|----------------------|-------------|-------------|--------------------|
| Marilyn Torres       |             |             |                    |
| Vance Bowman         |             |             |                    |
| Sheila Davis         |             |             |                    |
| Kenwood Hagamin, Jr. |             |             |                    |
| Javier Ramos         |             |             |                    |
| Maria Sharma         |             |             |                    |

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

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

The above has been reviewed and approved as to form.

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

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

Economic Development

Resolution No.: 08-12-15E

Resolution Title:

**Resolution Authorizing a Professional Services Agreement  
with Sovereign Consulting, Inc. for Field Work Oversight of  
the Stockpiling of Dredge Material at the Harrison Avenue Landfill  
for Agreed Upon Unit Rates**

Project Summary:

- The CRA is in need of soil to raise the grade and cap the Harrison Avenue Landfill in order to carry out the plan to create a park, for open space natural habitat restoration and for the construction of a solar power generating facility at the Landfill.
- The CRA authorized an agreement with Mount Construction Company, Inc. (Res. 07-08-15D) to receive and stockpile approximately 195,500 tons of dredge material from the Cooper River Park Lake dredging project.
- The CRA will require the services of a professional engineering firm to oversee the stockpile operation. The services include the supervision of the segregation of dredge material by characterization, receipt of the delivery tickets, supervision of the soil erosion control plan and submission of permits.
- Under a future contract the CRA will have the dredge graded and placed on its permanent location. It is anticipated that the material will be sufficient to remediate the area of the landfill intended to be the site of the “solar field”.

Purpose of Resolution:

To authorize a professional service agreement.

Award Process: Competitive price quotes from the list of “Pre-Qualified Environmental Firms.”

Cost Not To Exceed: Agreed upon unit rates estimated not to exceed the total amount of \$84,740 for the project.

Total Project Cost: TBD

Source of Funds: Tipping fee of \$3.25 per ton to be paid by Mount Construction.

08-12-15E

**Resolution Authorizing a Professional Services Agreement with Sovereign Consulting, Inc.  
for Field Work Oversight of the Stockpiling of Dredge Material  
at the Harrison Avenue Landfill for Agreed Upon Unit Rates**

**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 Harrison Avenue Landfill” ), which is designated as Block 809 Lot 7 of the City of Camden Tax Map, as park open space, natural habitat restoration and solar power generation; and

**WHEREAS**, a large amount of soil will be needed at the Balance of the Harrison Avenue Landfill to raise the grade and to provide a clean fill cap for closure of the landfill; and

**WHEREAS**, the CRA by Resolution 07-08-15D has authorized an Agreement with Mount Construction Company, Inc. to accept dredge material from the Cooper River Park dredge operation to be delivered and stockpiled at the Harrison Avenue Landfill in exchange for a per ton tipping fee to be paid by the contractor to CRA; and

**WHEREAS**, it is in the CRA’s interest to have a professional engineering firm oversee the delivery and stockpiling, including the segregation of material by characterization, verification of delivery tickets, regulatory compliance and the submittal of necessary permits; and

**WHEREAS**, the CRA issued a Request for Pricing for “Field Work Oversight for Stockpile of Dredge Material Harrison Avenue Landfill “ to the current list of “Pre-Qualified Engineering Firms” and ten firms responded; and

**WHEREAS**, Sovereign Consulting, Inc. (“Sovereign”) provided a price quote setting forth proposed unit rates which were estimated to not exceed the total amount of \$84,740 and Sovereign received the highest composite score on all selection criteria; and

**08-12-15E (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 negotiate and enter into a Professional Services Agreement with Sovereign Consulting, Inc. for field work oversight of the stockpiling of dredge material at the Harrison Avenue Landfill for the unit rates set forth in the Sovereign work proposal, and

**BE IT FURTHER RESOLVED** that the Agreement shall be contingent upon receipt of documentation from the New Jersey Department of Environmental Protection confirming that the material is suitable for the proposed placement and use; 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:**

**SECONDED BY:**

| <b>COMMISSIONER</b>  | <b>AYES</b> | <b>NAYS</b> | <b>ABSTENTIONS</b> |
|----------------------|-------------|-------------|--------------------|
| Marilyn Torres       |             |             |                    |
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| Kenwood Hagamin, Jr. |             |             |                    |
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| Maria Sharma         |             |             |                    |

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

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

The above has been reviewed and approved as to form.

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



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

Economic Development

Resolution No.: 08-12-15F

Resolution Title:

**Resolution Amending Resolution 10-08-14A and Approving Brandywine Operating Partnership, L.P. as Sub-Redeveloper of Block 1458 Lots 8 & 12 of the City of Camden Tax Map and Approving a Cost Agreement and Sub-Redevelopment Agreement for Such Properties 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:

- Block 1458 Lot 8 is known as SW Newton Ave. & Federal Street and is a vacant former car dealership, owned by the City.
- Block 1458 Lot 12 is known as 1140 Wright Avenue and is currently the City's Fleet Garage.
- Block 1458 Lots 8 & 12 are among the lots for which Campbell Soup Company ("CSC") has been designated Redeveloper by the CRA and are Subject to a Master Redevelopment Agreement Between CRA and CSC.
- Under the Master Redevelopment Agreement between the CRA and CSC, CSC may designate Sub-redevelopers to undertake specific redevelopment projects in the Gateway Office Park Area of the Gateway Redevelopment Area. The designation of Sub-Redevelopers must be approved by the CRA.
- Previously, CSC requested and the CRA, by Resolution 10-08-14A, approved the designation of Brandywine Operating Partnership, LP (Brandywine) as Sub-Redeveloper of CSC-owned lots in Blocks 1459, 1463 and 1464 (Previously Designated Properties).
- CSC now requests that the CRA additionally approve the designation of Brandywine as the Sub-Redeveloper of Block 1458 Lots 8 & 12 (Designated Properties), which are also located in the Gateway Office Park Area.
- The City currently owns the Designated Properties and is in the process of conveying Designated Properties to the CRA for no cost.

08-12-15 F

Project Summary (cont'd):

- CRA will enter into a cost agreement and a sub-redeveloper agreement with Brandywine and/or with CSC regarding the redevelopment of the Previously Designated Properties as well as the Designated Properties. The sub-redevelopment agreement will also include a provision for the sale of the Designated Properties to Brandywine and/or CSC.
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Purpose of Resolution:

To amend a previous resolution to expand the designation of a Sub-Redeveloper in the Gateway Office Park Area by 2 additional properties ( Designated Properties) and to authorize the negotiation and execution of a cost agreement and a sub-redeveloper agreement. The sub-redevelopment agreement will include the sale of the Designated Properties.

Award Process:

Designation of a Sub-Redeveloper is at the request of Campbell Soup Company, Master Redeveloper.

Cost Not To Exceed:

All proceeds of the proposed sale will go to the City.

Total Project Cost:

TBD

Source of Funds:

TBD

08-12-15F

**Resolution Amending Resolution 10-08-14A and Approving  
Brandywine Operating Partnership, L.P. as Sub-Redeveloper of Block 1458 Lots 8 & 12  
of the City of Camden Tax Map and Approving a Cost Agreement  
and Sub-Redevelopment Agreement for Such Properties 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**, by Resolution 10-08-14A the CRA approved Brandywine Operating Partnership, L.P. (“Brandywine”) as the sub-redeveloper of Block 1459, Lots 9, 14,15, 16 & 17; Block 1463, Lot 1 and Block 1464, Lots 4 & 5 ( the “Previously Designated Properties”) of the City of Camden Tax Map; and

**WHEREAS**, CSC has proposed that Brandywine additionally be appointed as sub-redeveloper of Block 1458, Lots 8 & 12 of the City of Camden Tax Map (the “Designated Properties”) which are also subject to the MRA; and

**WHEREAS**, CSC and Brandywine propose to develop the Designated Properties 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; and

**WHEREAS**, the Designated Properties are currently owned by the City of Camden (City), which is in the process of approving an ordinance authorizing the conveyance of the Designated Properties to the CRA for nominal consideration; and

**08-12-15F (cont'd)**

**WHEREAS**, the CRA proposes to sell the Designated Properties to Brandywine and/ or CSC for a price based on an appraised value agreed to by the City and Brandywine and/or CSC with all sales proceeds to be paid to the City; and

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

**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 Sub-Redeveloper of Block 1458 Lots 8 & 12 of the City of Camden Tax Map pursuant to the Master Redevelopment Agreement between the City of Camden Redevelopment Agency and Campbell Soup Company; and

**BE IT FURTHER RESOLVED** that the Executive Director of the Agency, a duly authorized representative of the Agency is hereby authorized and directed to negotiate and enter into a redevelopment cost agreement and a redevelopment agreement with Brandywine Operating Partnership, L.P. and/or Campbell Soup Company for the sale and redevelopment of Block 1458 Lots 8 & 12 of the City of Camden Tax Map, which redevelopment agreement shall be substantially in the form attached to the Master Redevelopment Agreement as Exhibit "E" and shall include the terms outlined herein and such other terms and conditions as approved by the Executive Director of the Agency; and

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

**08-12-15F (cont'd)**

**ON MOTION OF:**

**SECONDED BY:**

| <b>COMMISSIONER</b>  | <b>AYES</b> | <b>NAYS</b> | <b>ABSTENTIONS</b> |
|----------------------|-------------|-------------|--------------------|
| Marilyn Torres       |             |             |                    |
| Vance Bowman         |             |             |                    |
| Sheila Davis         |             |             |                    |
| Kenwood Hagamin, Jr. |             |             |                    |
| Javier Ramos         |             |             |                    |
| Maria Sharma         |             |             |                    |

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

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

The above has been reviewed and approved as to form.

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