

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Resolution No.: 10-21-15SP-A

Resolution Title:

**Resolution Introducing and Approving for Submission to the Director of the
Division of Local Government Services the Agency's Proposed Budget
for the Fiscal Year 2016**

Project Summary:

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

The CRA's fiscal year end is December 31, 2015. The budget introduction and approval is being presented at this time and the resolution to accept the budget will be presented no later than the beginning of the CRA's fiscal year as per the New Jersey Administrative Code.

Purpose of Resolution:

To introduce and approve The Agency's Fiscal Year Ending 2016 budget.

Award Process:

N/A

Cost Not To Exceed:

N/A

Source of Funds:

N/A

Total Project Cost:

N/A

10-21-15SP-A

**Resolution Introducing and Approving for Submission to the Director
of the Division of Local Government Services the Agency's Proposed
Budget for the Fiscal Year 2016**

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

WHEREAS, a proposed Annual Budget and Capital Budget for the City of Camden Redevelopment Agency for the fiscal year beginning, January 1, 2015 and ending, December 31, 2015 has been presented before the governing body of the Agency at its open public meeting of October 21, 2015; and

WHEREAS, the Annual Budget as proposed reflects Total Revenues of \$ 2,429,835 Total Appropriations, including any Accumulated Deficit if any, of \$ 2,429,835 and Total Unrestricted Net Assets utilized of \$0; and

WHEREAS, the Capital Budget as proposed reflects Total Capital Appropriations of \$0 and Total Unrestricted Net Assets planned to be utilized as funding thereof, of \$0; and

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

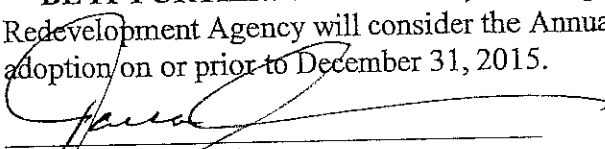
WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Agency's planning and management objectives. Specific authorization to expend funds for the purposes described in this section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

10-21-15SP-A (cont'd)

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency, at an open public meeting held on October 21, 2015 that the Annual Budget, including appended Supplemental Schedules, and the Capital Budget/Program of the City of Camden Redevelopment Agency for the fiscal year beginning, January 1, 2016 and ending, December 31, 2016 which is attached as an exhibit to this resolution is hereby introduced and approved for submission to the Director of the Division of Local Government Services; and

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

BE IT FURTHER RESOLVED, that the governing body of the City of Camden Redevelopment Agency will consider the Annual Budget and Capital Budget/Program for adoption on or prior to December 31, 2015.

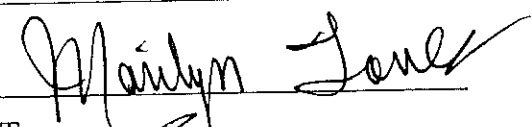


(Secretary's Signature)

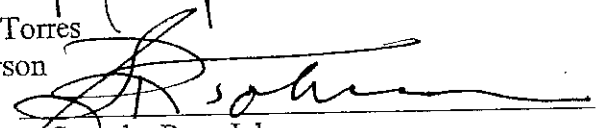
Oct. 21, 2015
(Date)

ON MOTION OF: VB
SECONDED BY: MS

| COMMISSIONER | AYES | NAYS | ABSTENTIONS |
|----------------------|------|------|-------------|
| Marilyn Torres | ✓ | | |
| Vance Bowman | ✓ | | |
| Sheila Davis | ✓ | | |
| Kenwood Hagamin, Jr. | ✓ | | |
| Jose J. Ramos | ✓ | | |
| Maria Sharma | ✓ | | |

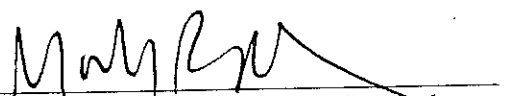


Marilyn Torres
Chairperson

ATTEST: 

Sandra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq., Board Counsel

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development

Resolution No.: 10-21-15SP-B

Resolution Title:

Resolution Amending Resolutions 10-08-14A and 08-12-15F and Approving Subaru of America, Inc. of America to Assume, under Certain Circumstances, the Sub-Redevelopment Obligations and Rights of Brandywine Operating Partnership, L.P. in Connection with the Redevelopment of Certain Properties in the Gateway Office Park Area of the Gateway Redevelopment Area

Project Summary:

- By Resolution 10-08-14A the City of Camden Redevelopment Agency (“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 of the City of Camden Tax Map, in the Gateway Office Park Area of the Gateway Redevelopment Area; and
- By Resolution 08-12-15F, the CRA additionally approved Brandywine as the Sub-Redeveloper of Block 1458, Lots 8 & 12 (collectively, the “Designated Properties”).
- Brandywine proposes to redevelop the Designated Properties as the North American Headquarters and Training Facility for Subaru of America, Inc. of America, Inc., who are proposed to lease the facilities and/or purchase the facilities under an option to purchase after construction is completed.
- The obligations and rights of Brandywine to construct the project will be set forth in a sub-redevelopment agreement that will be executed by CRA and Brandywine (the “Sub- Redevelopment Agreement”).
- Subaru of America, Inc. of America, Inc. has requested that CRA approve in advance the right of Subaru of America, Inc. to assume the obligations and rights of Brandywine under the Sub-Redevelopment Agreement in the event that Brandywine fails to perform its obligations under the Sub-Redevelopment Agreement in order to ensure that the facilities will be constructed and that Subaru of America, Inc. of America, Inc., will be able to occupy the facilities for their business.

Purpose of Resolution:

Approve tenant/purchaser's right to assume the rights and obligations of a sub-redeveloper under a sub-redevelopment agreement in the event that the sub-redeveloper does not perform its obligations under the sub-redevelopment agreement

Award Process:

Designation of a Sub-Redeveloper is at the request Campbell Soup Company, Master Redeveloper who will also approve this proposed action

Cost Not To Exceed:

All proceeds of the sale of Block 1458, Lots 8 & 12 will be paid to the City. All other properties are owned or being acquired by Brandywine

Total Project Cost:

TBD

Source of Funds:

Sub-Redeveloper

10-21-15SP-B

**Resolution Amending Resolutions 10-08-14A and 08-12-15F and Approving
Subaru of America, Inc. of America, Inc. to Assume, under Certain Circumstances, the
Sub-Redevelopment Obligations and Rights of Brandywine Operating Partnership, L.P.
in Connection with the Redevelopment of Certain Properties
in the Gateway Office Park Area of the Gateway Redevelopment Area**

WHEREAS, by Resolution 10-08-14A the City of Camden Redevelopment Agency (“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 of the City of Camden Tax Map, in the Gateway Office Park Area of the Gateway Redevelopment Area; and

WHEREAS, by Resolution 08-12-15F, the CRA additionally approved Brandywine as the Sub-Redeveloper of Block 1458, Lots 8 & 12 (collectively, the “Designated Properties”); and

WHEREAS, Brandywine proposes to redevelop the Designated Properties as the North American Headquarters and Training Facility for Subaru of America, Inc. of America who are proposed to lease the facilities and/or purchase the facilities under an option to purchase after construction is completed; and

WHEREAS, the obligations and rights of Brandywine to construct the project will be set forth in a sub-redevelopment agreement that will be executed by CRA and Brandywine (the “Sub-Redevelopment Agreement”); and

WHEREAS, Subaru of America, Inc. of America has requested that CRA approve in advance the right of Subaru to assume the obligations and rights of Brandywine under the Sub-Redevelopment Agreement in the event that Brandywine fails to perform its obligations under the Sub-Redevelopment Agreement in order to ensure that the facilities will be constructed and that Subaru of America, Inc. will be able to occupy the facilities for their business.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that Subaru of America, Inc. is hereby approved to assume the obligations and rights of Brandywine under the Sub-Redevelopment Agreement, including the right to purchase and redevelop Block 1458 Lots 8 & 12 from the CRA in the event that Brandywine fails to perform its obligations under the Sub-Redevelopment Agreement, with the rights of Subaru of America, Inc. in this regard to be specified in detail in the Sub-Redevelopment Agreement ; and

10-21-15SP-B (cont'd)

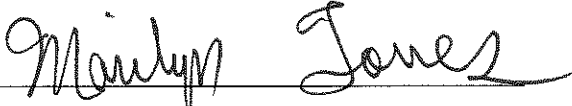
BE IT FURTHER RESOLVED that this approval is subject to the confirming approval by Campbell Soup Company, acting in its capacity as Master Redeveloper of the Gateway Office Park; and

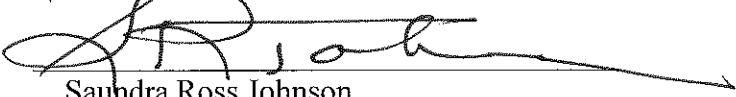
BE IT FUTHER RESOLVED that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

ON MOTION OF: JR

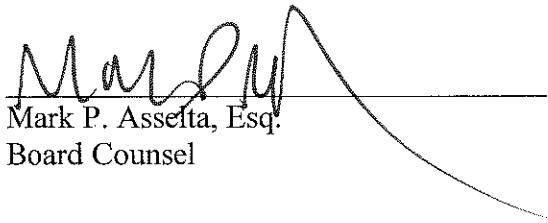
SECONDED BY: MS

| COMMISSIONER | AYES | NAYS | ABSTENTIONS |
|----------------------|------|------|-------------|
| Marilyn Torres | ✓ | ✓ | |
| Vance Bowman | | ✓ | |
| Sheila Davis | ✓ | | |
| Kenwood Hagamin, Jr. | ✓ | | |
| Jose J. 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.
Board Counsel

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development: Brownfields

Resolution No.: **10-21-15SP-C**

Resolution Title:

**Resolution Authorizing a Professional Services Agreement with
TRC Environmental Corporation to Conduct Additional Remedial Investigation
at 320 N. 2nd Street, Camden, New Jersey for an Amount Not to Exceed \$18,905.00**

Project Summary:

- “The Site” refers to the property located at 320 N. 2nd Street located in Camden, New Jersey in the Cooper Grant Neighborhood as part of the proposed Poets’ Walk residential redevelopment.
- A Site Investigation Report conducted in August 2015 concluded that the soil at the Site is impacted by Extractable Petroleum Hydrocarbons (EPH) in excess of NJDEP standards.
- By Resolution 08-12-15A , the CRA entered into a professional services agreement with TRC Environmental Corporation (“TRC”) to provide Licensed Site Remediation Professional (LSRP) services
- The CRA will retain TRC as its LSRP to provide additional remedial investigation to address the EPH issue.
- The cost of the proposed work is eligible under the CRA’s United States Environmental Protection Agency (USEPA) 2013 Petroleum Grant and is not to exceed \$18,905.00.

Purpose of Resolution:

To authorize a professional services agreement with TRC to conduct additional remedial investigation at 320 N. 2nd Street.

Award Process:

LSRP

Cost Not To Exceed:

\$18,905.00

Total Project Cost:

N/A

Source of Funds:

US Environmental Protection Agency 2013 Petroleum Grant

10-21-15SP-C

**Resolution Authorizing a Professional Services Agreement with
TRC Environmental Corporation to Conduct Additional Remedial Investigation
at 320 N. 2nd Street, Camden, New Jersey for an Amount Not to Exceed \$18,905.00**

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 designed on the City of Camden Tax Map as Block 103, Lot 65 and known as 320 North 2nd Street, Camden, New Jersey (“the Site”) in the Cooper Grant Neighborhood as part of the proposed Poets’ Walk residential redevelopment; and

WHEREAS, by Resolution 08-12-15A, the CRA entered into a professional services agreement with TRC Environmental Corporation (“TRC”) for Licensed Site Remediation Professional (LSRP) Services and to develop a Remedial Action Workplan to complete the CRA’s obligations under New Jersey Site Remediation Act (“SRRA”); and

WHEREAS, a Site Investigation Report (SIR) conducted in August 2015 revealed that the soil at the Site is impacted by Extractable Petroleum Hydrocarbons (EPH) in excess of NJDEP standards; and

WHEREAS, additional environmental test investigation is required to determine the extent of the impacted soil and to complete the Remedial Action Workplan; and

WHEREAS, TRC provided a price quote not to exceed \$18,905 on a time and material basis; and

WHEREAS, TRC 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 cost of the proposed work is eligible under the CRA’s United States Environmental Protection Agency (USEPA) 2013 Petroleum Grant and the expenditure for this site has been approved by the USEPA; and

10-21-15SP-C (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 TRC Environmental Corporation to conduct additional remedial investigation at 320 N. 2nd Street for a cost not to exceed \$18,905.00, 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: *VB*

SECONDED BY: *MS*

| COMMISSIONER | AYES | NAYS | ABSTENTIONS |
|----------------------|-------------------------------------|------|-------------|
| Marilyn Torres | <input checked="" type="checkbox"/> | | |
| Vance Bowman | <input checked="" type="checkbox"/> | | |
| Sheila Davis | <input checked="" type="checkbox"/> | | |
| Kenwood Hagamin, Jr. | <input checked="" type="checkbox"/> | | |
| Jose J. Ramos | <input checked="" type="checkbox"/> | | |
| Maria Sharma | <input checked="" type="checkbox"/> | | |

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