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10/07/15A - Pulled

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Resolution No.: 10-07-15A

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

10-07-15A

**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 7, 2015; and

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency, at an open public meeting held on October 7, 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

10-07-15A (cont'd)

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)

(Date)

ON MOTION OF:

SECONDED BY:

| 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

Finance

Resolution No.: 10-07-15B

Resolution Title:

Resolution Authorizing the Addition of Board Treasurer Maria Sharma to the List of Authorized Signatories for the Agency's Deposit Accounts at PNC Bank, and the Removal of Prior Treasurer Jose Vazquez from Such List

Project Summary:

Subsequent to the reorganization of the Board of Commissioners on January 14, 2015, the resignation of Board Treasurer Jose Vasquez has been received and accepted. Additionally, a new appointment has been made for the position of Board Treasurer. It is necessary to add the new official to the list of authorized signatories on the Agency's Deposit accounts and to remove the prior official from suchlist.

On occasions when the Executive Director is unavailable and disbursements cannot be delayed, the Finance Director may request the Board Chair and/or Board Treasurer to execute a CRA check to complete a disbursement.

Purpose of Resolution: To update list of authorized signatories for CRA deposit accounts at PNC Bank.

Award Process:

N/A

Cost Not To Exceed: N/A

Source of Funds: N/A

Total Project Cost: N/A

10-07-15B

Resolution Authorizing the Addition of Board Treasurer Maria Sharma to the List of Authorized Signatories for the Agency's Deposit Accounts at PNC Bank, and the Removal of Prior Treasurer Jose Vazquez from Such List

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 must conduct business on a day- to- day basis in order to carry out its mission; and

WHEREAS, subsequent to the reorganization of the Board of Commissioners on January 14, 2015 the resignation of Jose Vazquez as the Board Treasurer (Chair of the Finance Committee) was received and accepted; and

WHEREAS, by vote of the majority of the Majority of the Board of Commissioners on May 6, 2015, Commissioner Maria Sharma was appointed to complete the unexpired term of Mr. Vazquez as Board Treasurer;

WHEREAS, A revised signatory authorization is required to add the new official to the list of authorized signatories on the Agency's PNC Bank Deposit accounts and to remove the prior official from such list.

WHEREAS, on occasions when the Executive Director is unavailable and disbursements cannot be delayed, the Finance Director may request the Board Chair and/or Board Treasurer to execute a CRA check to complete a disbursement.

10-07-15B (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 of the Agency, is hereby authorized to revise the list of authorized signatories on the Agency's deposit accounts held at PNC Bank by adding Board Treasurer Maria Sharma to the list of authorized signatories and removing Jose Vazquez ,the prior officer from such list.

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

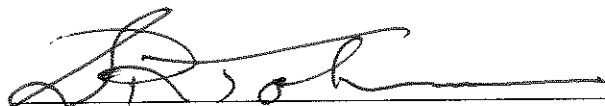
ON MOTION OF: VB

SECONDED BY: SD

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

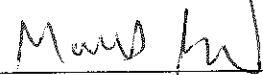


Marilyn Torres
Chairperson

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

Housing Development

Resolution No.: 10-07-15C

Resolution Authorizing an Amendment to a Shared Services Agreement with the City of Camden for the Central Waterfront Parking Project to Extend the Term of the Agreement

Project Summary:

- CRA, in 2004, was awarded a \$5MM Economic Recovery Board (“ERB”) grant to administer funds for activities leading to the creation of a temporary surface parking lot within the City, covering an eight block area bordered by Second, Line, Third, and Cherry Streets. The temporary parking created is used to meet the City of Camden’s contractual obligation to the Susquehanna Bank Center (formerly the Tweeter Center) for the provision of 7,200 temporary, public parking spaces for events held at the Center. CRA, acting as the City’s agent, is responsible for those activities to create 1,200 parking spaces under the ERB Grant.
- CRA, under a Shared Services Agreement, has provided project management services for acquiring 43 privately owned properties, relocation, demolition, and lot construction improvements related to the Central Waterfront Parking project. The Project will be complete with the acquisition of 5 remaining privately owned lots.
- This resolution seeks the authority to amend a Shared Services Agreement with the City of Camden by extending the term of the Agreement by one year so that the 5 remaining vacant lots may be acquired.
- A total of \$136,131.79 remains in ERB grant funds to complete the project.

Purpose of Resolution:

To authorize an Amendment to extend the term of a Shared Services Agreement

Award Process:

N/A

Cost Not To Exceed:

\$ 5,000,000.00 under ERB CWP Grant # 1 (P16137)

10-07-15C

Resolution Authorizing an Amendment to a Shared Services Agreement with the City of Camden for the Central Waterfront Parking Project to Extend the Term of the Agreement

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

WHEREAS, in 2004 CRA and the Economic Recovery Board (ERB) executed a \$5,000,000.00 Demolition and Redevelopment Financing Fund Grant Agreement for the Central Waterfront Parking Project for CRA to project manage and administer funds for creation of 1,200 temporary overflow parking spaces for use by the public attending events held at the Susquehanna Bank Center (formerly the Tweeter Center) which Grant Agreement has been amended from time to time; and

WHEREAS, CRA and City executed a Shared Services Agreement, which provides that the CRA will serve as the City's agent for project management of the Central Waterfront Parking Project (the "Project"), including the acquisition of 48 privately owned properties, relocation, demolition, and lot construction improvements for the Project; and

WHEREAS, to complete the Project the CRA will need to acquire five (5) remaining privately owned lots described as Block 226, Lots 223, 24, 47; Block 228, Lot 79; and Block 235, Lot 17 (the "Properties") on the City of Camden Tax Map and as set forth in Exhibit A attached; and

WHEREAS, CRA estimates that the \$376,131.79 remaining in the ERB grant will adequately cover the acquisition of the Properties; and

WHEREAS, CRA and the City of Camden propose to amend the Shared Services Agreement by extending the term of the agreement by one (1) additional year effective from the date of execution of the Amendment by CRA and the City of Camden which will allow sufficient time to acquire the Properties.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that the Executive Director of the Agency, a duly authorized representative of the Agency, is hereby authorized to execute an Amendment to a Shared Services Agreement between the City of Camden Redevelopment Agency and the City of Camden for the Central Waterfront Parking Project that extends the term of the Agreement by one (1) additional year effective from the date of execution of the Amendment by the parties; and

10-07-15C (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:

VB

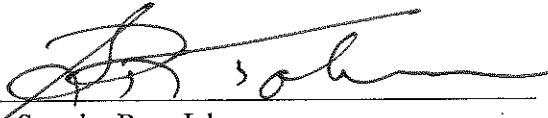
SECONDED BY:

MS

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

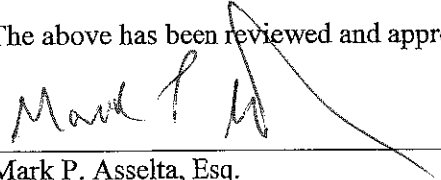


Marilyn Torres
Chairperson

ATTEST: 

Sandra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.

10-07-15C

EXHIBIT A
Central Waterfront Parking Project

| Block | Lot | Address | Owner |
|--------------|------------|------------------------------|---------------------------|
| 226 | 223 | 236 Line Street | Burdie Johnson, deceased |
| 226 | 24 | 238 Line Street | Burdie Johnson, deceased |
| 226 | 47 | 249 Pine Street | Floyd L. Shambry |
| 228 | 79 | 275 Ramona Gonzales Street | A. Johnson, deceased |
| 235 | 17 | 272-4 Ramona Gonzales Street | W. and E. Baker, deceased |

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing Development

Resolution No.: 10-07-15D

Resolution Title:

Resolution Authorizing an Amendment to a Shared Services Agreement
with the City of Camden for Planning Consulting Services
to Extend the Term of the Agreement

Project Summary:

- CRA has executed grant agreements with the Economic Recovery Board in the amounts of \$723,945.00 and \$445,050, respectively, in 2004 and 2005, which specifically provides for the hiring of planning consultant and related services in connection with the preparation of neighborhood plans, area in need of redevelopment studies, and redevelopment for various neighborhoods in the City of Camden.
- CRA by Resolution 08-07-13E entered into a Shared Services Agreement with the City to enable CRA to procure planning consulting and related services in connection with the preparation of these various neighborhood plans, area in need of redevelopment studies, and redevelopment plans on behalf of the City and to process the payment of invoices.
- The Shared Services Agreement had an initial term of one year with a one year option for renewal which was exercised by the parties.
- CRA and the City now propose to amend the Shared Services Agreement by extending the term of the Agreement by one year with the option to renew for one additional year.

Purpose of Resolution:

To authorize an Amendment to a Shared Services Agreement with the City of Camden

Award Process: N/A

Cost Not To Exceed: NA

Total Project Cost: TBA

Source of Funds: Economic Recovery Board Funds – Planning Grants

10-07-15D

**Resolution Authorizing an Amendment to a Shared Services Agreement
with the City of Camden for Planning Consulting Services
to Extend the Term of the Agreement**

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

WHEREAS, CRA has executed grant agreements with the Economic Recovery Board in the amounts of \$723,945.00 and \$445,050, respectively, in 2004 and 2005, which specifically provide for the hiring of planning consultants and related services in connection with the preparation of neighborhood plans, area in need of redevelopment studies for redevelopment designation, and redevelopment for various neighborhoods in the City of Camden; and

WHEREAS, CRA and City of Camden Department of Planning and Development together identify areas of the City in need of redevelopment studies, redevelopment plans and neighborhood plans; and

WHEREAS, planning consulting services for these various neighborhoods are identified in the grant agreements as an eligible expense; and

WHEREAS, the CRA and the City are proposing upcoming planning projects for the North Camden, Whitman Park, Bergen Square, and Morgan Village areas of the City; and

WHEREAS, CRA by Resolution 08-07-13E entered into a Shared Services Agreement with the City to enable CRA to procure planning consulting and related services in connection with the preparation of these various neighborhood plans, area in need of redevelopment studies, and redevelopment plans on behalf of the City and to process the payment of invoices.

WHEREAS, the Shared Services Agreement had an initial term of one year with a one year option for renewal which was exercised by the parties.

WHEREAS, the shared service agreement which covers all projects that arise during the term of the agreement has achieved greater efficiency in the grant administration process; and

10-07-15D (cont'd)

WHEREAS, CRA and the City desire to amend the Shared Services Agreement by extending the term for one (1) year with the option to renew for an additional term of one (1) year;

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the City of Camden Redevelopment Agency that the Executive Director, a duly authorized representative of the Agency is hereby authorized to execute an Amendment to a Shared Services Agreement with the City of Camden for the provision of planning and related services in connection with the preparation of neighborhood plans, area in need of redevelopment studies, and redevelopment plans for areas throughout the City of Camden that extends the term of the agreement for one (1) year from the effective date of the Amendment with an option to renew for an additional term of one (1) year.

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: MS

SECONDED BY: SD

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

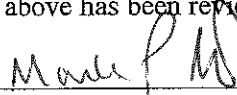


Marilyn Torres
Chairperson

ATTEST: 

Sandra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing Development

Resolution No.: 10-07-15E

Resolution Title:

Resolution Authorizing an Amendment to a Professional Service Agreement with Winning Strategies ITS For Website Services to Amend the Scope of Work and Extend the Term of the Agreement for an Additional Amount Not to Exceed \$5,100.00

Project Summary:

- CRA by Resolution 12-07-11H authorized a professional service agreement with Winning Strategies ITS (“WSITS”) to create a new website for the Agency for an amount not to exceed \$33,500.00 (the “Agreement”).
- CRA by Resolution 10-03-12E authorized an amendment to the terms of the Agreement by expanding the original scope of services to include hosting a new website server location and integrating maps into the new website. The additional website services increased the contract amount to \$39,600.00.
- CRA and WSITS have been working together to integrate into the CRA’s existing property database system (developed by WSITS) updated and new property information which reflects changes in the CRA’s property inventory based upon property acquired or disposed of within a given year. This additional website service was not within the original scope of services, but necessarily builds upon existing work within the scope of the Agreement.
- The cost proposal from WSITS to merge the updated and new property information into the existing database system is \$3,000.00 and to host the CRA’s website for one year is \$2,100.00.

Award Process: RFP for original service agreement

| | | |
|---------------------|----------------------|--------------|
| Cost Not To Exceed: | Contract Amount: | \$ 39,600.00 |
| | New Contract Amount: | 5,100.00 |
| | Total: | \$ 44,700.00 |

Total Project Cost: \$ 44,700.00

Source of Funds: NSP2

10-07-15E

Pulled

Resolution Authorizing an Amendment to a Professional Service Agreement with Winning Strategies ITS For Website Services to Amend the Scope of Work and Extend the Term of the Agreement for an Additional Amount Not to Exceed \$5,100.00

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

WHEREAS, CRA had undertaken the Real Estate Asset Management Program ("RAMP") to effectively track and monitor the Agency's Property Inventory; and

WHEREAS, CRA, in its administration of a U.S. Housing and Urban Development ("HUD") Neighborhood Stabilization Program 2 ("NSP 2") grant and consistent with the HUD's NSP 2 guidelines, desires to publish the Property Inventory for public benefit and to encourage redevelopment; and

WHEREAS, CRA did issue a Request for Proposals ("RFP") for website design and development services and did advertise the RFP as a 'fair and open' process required under N.J.S.A. 19:44A-20.45, et seq.; and

WHEREAS, CRA by Resolution 12-07-11H authorized a professional service agreement with Winning Strategies ITS ("WSITS") to create a new website for the Agency for an amount not to exceed \$33,500.00 (the "Agreement"); and

WHEREAS, CRA by Resolution 10-03-12E authorized an amendment to the terms of the Agreement by expanding the original scope of services to include hosting a new website server location and integrating maps into the new website, and increasing the contract amount to \$39,600.00; and

WHEREAS, CRA and WSITS together are working to integrate into the CRA's existing property database system updated and new property information (which reflects changes in the CRA's property inventory based upon property acquired or disposed annually within a certain year); and

WHEREAS, WSITS has provided a cost proposal in the amount of \$3,000.00 for additional website services that will be required in the process to merge into the existing database system CRA's updated and new property information (as set forth on Exhibit A attached), which website services were not within the original scope of services; and

10-07-15E (cont'd)

WHEREAS, CRA desires that WSITS fully perform under the Agreement the process of merging the existing database system and new property information as well as hosting the web server for the CRA's website for an additional term of one year.

WHEREAS, the proposed cost to host CRA's website for an additional year is \$2,100.00;

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that the Executive Director of the Agency, a duly authorized representative is hereby authorized to enter into an Amendment to a professional service agreement with Winning Strategies ITS that increases the amount of the agreement by no more than \$5,100.00 that expands the scope of services as set forth in Exhibit A attached and as described in this resolution and that extends the term of the Agreement for one year from the effective date of the execution of the Amendment by the parties.

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

ON MOTION OF:

SECONDED BY:

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

Marilyn Torres
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: Brownfields

Resolution No.: 10-07-15F

Resolution Title:

Resolution Authorizing a Professional Services Agreement with Langan Engineering & Environmental Services to Conduct a Preliminary Assessment and Site Investigation Workplan at Block 15, Lots 1, 2, 4, 6 and 40 of the Camden, New Jersey Tax Map for a Cost not to exceed \$9,900 (Evergreen Site)

Project Summary:

- The Evergreen Site is comprised of five (5) parcels of land (Block 15, Lots 1, 2, 4, 6 and 40), which are located at North Front and Erie Streets, Camden, New Jersey.
- Langan will conduct a Preliminary Assessment (PA) on the Evergreen Site, which will include: an interview with site personnel with knowledge of the site and its utilities and maintenance operations, a review of environmental records about the site, an assessment of nearby contaminated properties, an evaluation of the historical use of the property, and completing an order-of-magnitude evaluation.
- Langan will prepare a Site Investigation Scope of Work Document detailing the scope of work and rationale for any proposed Site Investigation after the completion and submission of the final PA.
- Langan will prepare a Quality Assurance Project Plan (QAPP) for the site to be reviewed by CRA and EPA.
- The CRA has a current list of "Pre-Qualified Environmental Firms" and nine (9) firms received a Request for Pricing for the proposed work.
- Langan received the highest composite evaluation score based on selection criteria and submitted a total project cost that was consistent with the average bid proposals received from the contractor pool.
- Langan possesses unique knowledge and technical expertise of historical data, schedule, and proposal completeness.
- The cost of the proposed work is eligible under the CRA's United States Environmental Protection Agency (USEPA) 2013 Brownfields Assessment Hazardous Substances Assessment Grant.

Purpose of Resolution:

To authorize a professional services agreement with Langan Engineering & Environmental Services for the provision of completing a preliminary assessment and site investigation workplan on the Evergreen Site.

| |
|--|
| 10-07-15F (cont'd) Award Process: Pre-Qualified List of Environmental Engineering Firms |
| Cost Not To Exceed: \$9,900 |
| Total Project Cost: N/A |
| Source of Funds: US Environmental Protection Agency 2013 Brownfields Hazardous Substances Assessment Grant |

10-07-15F

Resolution Authorizing a Professional Services Agreement with Langan Engineering & Environmental Services to Conduct a Preliminary Assessment and Site Investigation Workplan at Block 15, Lots 1, 2, 4, 6 and 40 of the Camden, New Jersey Tax Map for a Cost not to exceed \$9,900 (Evergreen Site)

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

WHEREAS, the CRA proposes the development of Block 15, Lots 1, 2, 4, 6 and 40 of the Camden City Tax Map (the Site); and

WHEREAS, the Site has a history of industrial uses and suspected contamination; and

WHEREAS, in order to encourage the development of the Site, it is in the best interest of the CRA and the City of Camden to gain an understanding of the environmental condition of the Site through a Preliminary Assessment and Site Investigation Workplan; and

WHEREAS, the CRA has a current list of "Pre-Qualified Environmental Firms" and nine (9) firms received a Request for Pricing for the proposed work, and

WHEREAS, Langan Engineering & Environmental Services (Langan) is on the CRA's current list of "Pre-Qualified Environmental Firms" and has provided a price quote, dated August 19, 2015; for a total lump sum cost of \$9,900 for the Preliminary Assessment and Site Investigation Workplan; and

WHEREAS, Langan received the highest composite score based on all selection criteria and submitted a total project cost that was consistent with the average bid proposals received from the contractor pool ; and

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

10-07-15F (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 Langan Engineering & Environmental Services to complete a Preliminary Assessment and Site Investigation Workplan at Block 15, Lots 1,2,4,6 and 40 of the City of Camden Tax Map for a cost not to exceed \$9,900; 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 | <i>✓</i> | | |
| Vance Bowman | <i>✓</i> | | |
| Sheila Davis | <i>✓</i> | | |
| Kenwood Hagamin, Jr. | | | |
| Javier Ramos | | | |
| Maria Sharma | <i>✓</i> | | |

Marilyn Torres

Marilyn Torres
Chairperson

ATTEST: *Sandra Johnson*

Sandra 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

Economic Development

Resolution No.: 10-07-15G

Resolution Title:

Resolution Authorizing a Professional Services Agreement with Steven W. Bartelt, MAI for Appraisal Services in Connection with the Redevelopment of Block 1458 Lots 8 & 12 on the City of Camden Tax Map in the Gateway Redevelopment Area for an Amount Not to Exceed \$5,500.00

Project Summary:

- The City is in the process of conveying Block 1458 Lots 8 & 12 (the "Properties") to the CRA.
- The Properties are located in the Gateway Office Park Zone of the Gateway Redevelopment Area.
- By Resolution 08-12-15F, the CRA authorized a Redevelopment Cost Agreement and Redevelopment Agreement with Brandywine Operating Partnership, LP for the sale and redevelopment of the Properties.
- The CRA is in need of an appraisal of the fair market value of the Properties in order to negotiate the purchase price of the Properties under the proposed Redevelopment Agreement.
- The sales price must be agreed to by the City of Camden and Brandywine. The entire proceeds of sale are payable to the City of Camden.

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:

\$5,500.00

10-07-15G (cont'd)

Total Project Cost:
TBD

Source of Funds:
Redevelopment Cost Agreement

10-07-15G

Resolution Authorizing a Professional Services Agreement with Steven W. Bartelt, MAI for Appraisal Services in Connection with the Redevelopment of Block 1458, Lots 8 & 12 on the City of Camden Tax Map in the Gateway Redevelopment Area for an Amount Not to Exceed \$5,500.00

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

WHEREAS, by Resolution 08-12-15F the Executive Director of the CRA was authorized and directed to negotiate and enter into a Redevelopment Cost Agreement and a Redevelopment Agreement with Brandywine Operating Partnership, L.P. (“Brandywine”) for the sale and redevelopment of Block 1458 Lots 8 & 12; on the City of Camden Tax Map (the “Properties”); and

WHEREAS, the CRA proposes to sell the Properties to Brandywine for a price based on an appraised value agreed to by the City of Camden (“City”) and Brandywine with all sales proceed to be paid to the City; and

WHEREAS, the CRA is in need of a Fair Market Sale Appraisal in order to negotiate the proposed Redevelopment Agreement with Brandywine; and

WHEREAS, the CRA issued a Request for Pricing for the appraisal of the Properties to the current list of “Pre-Qualified Appraisers” and one firm responded; and

WHEREAS, Steven W. Bartelt, MAI provided a price quote, dated September 18, 2015, of not to exceed \$5,500 payable on a lump sum basis.


NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency, that the Executive Director, a duly authorized representative of the City of Camden Redevelopment Agency, is hereby authorized and directed to negotiate and enter into a Professional Services Agreement with Steven W. Bartelt, MAI for the provision of a Fair Market Value Appraisal of Block 1458 Lots 8 & 12 of the City of Camden Tax Map for an amount not to exceed \$5,500; 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.

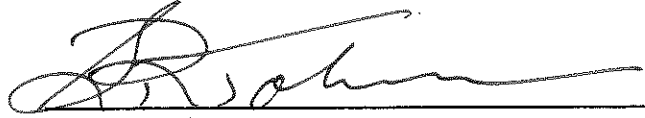
10-07-15G (cont'd)

ON MOTION OF: MS
SECONDED BY: VB

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

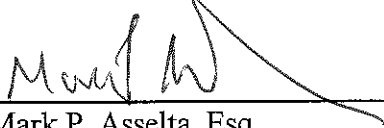


Marilyn Torres
Chairperson

ATTEST: 

Saundra Johnson
Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.
Board Counsel