

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Executive Office

Resolution No.: 05-13-15A

Resolution Title:

Resolution Authorizing an Agreement with Camden County One-Stop/WorkFirst New Jersey to Participate in the Community Work Experience Program (CWEP)

Project Summary:

The CWEP Program is a welfare-to-work program. Camden County One-Stop/WorkFirst New Jersey connects people on welfare with local businesses, government agencies and 501(c) 3 entities willing to provide work experience in exchange for services performed by participants at no cost. This work experience enables participants to adjust to and learn how to function in employment settings.

Purpose of Resolution:

To authorize the execution of a contract between the CRA and Camden County One-Stop/WorkFirst New Jersey to allow the CRA to participate in the (CWEP) Program.

Award Process: N/A

Cost Not To Exceed: N/A

Source of Funds: N/A

05-13-15A

Resolution Authorizing an Agreement with Camden County One-Stop/WorkFirst New Jersey to Participate in the Community Work Experience Program (CWEP)

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

WHEREAS, the Camden County One-Stop/WorkFirst New Jersey (WFNJ) office administers the Camden County Community Work Experience Program (CWEP); and

WHEREAS, CWEP is an allowable work activity pursuant to N.J.A.C. 10:90-4.3, for participants in Temporary Assistance for Needy Families, General Assistance and Food Stamp Employment and Training Programs, which connects employers who agree to provide training opportunities at approved local worksites; and

WHEREAS, CWEP's primary purpose is to provide work experience and training that enables participants to adjust to and learn how to function in an employment setting; and

WHEREAS, the CRA intends to participate in CWEP and to provide general office assistant training to CWEP participants as circumstances permit on a continual basis; and

WHEREAS, the CRA, since introducing CWEP at the agency in July 2011, has helped several participants transition to full-time employment; and

WHEREAS, under the CWEP program CRA is not obligated to pay any amount for the work provided by the participants and is not obligated to pay any fee for participating in the program; and

WHEREAS, the term of the proposed agreement is for one year terminating on June 30, 2016, however CRA holds the right to terminate the agreement at any time.

05-13-15A (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 to enter into an Agreement with Camden County One-Stop/WorkFirst New Jersey to participate in the Community Work Experience Program under the terms and conditions set forth above.

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			
Kenwood Hagamin, Jr.			
Mirta Nieves			
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

Executive Office

Resolution No.: 05-13-14B

Resolution Title:

**Resolution Authorizing an Affiliation Agreement with Rutgers,
The State University School of Social Work/Transitions for Youth
and Montclair State University Summer Housing and
Internship Program (SHIP) 2015**

Project Summary:

- The CRA desires to afford internship opportunities to college students in various fields of study.
- The Rutgers University School of Social Work in partnership with Montclair University has an established Summer Housing and Internship Program (SHIP) effective from June 4, 2015 through August 6, 2015.
- The CRA has found SHIP to be an advantageous program in which the CRA can retain college students to assist with the work of the CRA.
- Under this program two college student interns will be provided to the CRA during the summer of 2015 and the interns will provide services to the CRA at no cost or expense to the CRA. This is the third year in which CRA will participate as a SHIP host site.

Purpose of Resolution:

To authorize an Affiliation Agreement with Rutgers, The State University School of Social Work/Transitions for Youth and Montclair State University Summer Housing and Internship Program (SHIP) 2015.

Award Process:

N/A

Cost Not To Exceed:

N/A

Total Project Cost:

N/A

05-13-15B

**Resolution Authorizing an Affiliation Agreement with Rutgers,
The State University School of Social Work/Transitions for Youth
and Montclair State University Summer Housing and Internship Program (SHIP) 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 desires to afford internship opportunities to college students in various fields of study; and

WHEREAS, the Rutgers University School of Social Work in partnership with Montclair University has an established Summer Housing and Internship Program; and

WHEREAS, the Program is effective from June 4, 2015 through August 6, 2015;
and

WHEREAS, the CRA has found SHIP to be an advantageous program by which the CRA can assist college students in obtaining work experience and honing their skills in a professional office environment and which also benefits the CRA by its receipt of no cost services provided by the interns; and

WHEREAS, under this program two college student interns will be assigned to the CRA during the summer of 2015 and will provide services to the CRA at no cost or expense to the CRA,

05-13-15B (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 is hereby authorized to execute an affiliation agreement for a summer intern program with Rutgers, The State University School of Social Work/Transitions for Youth and Montclair State University Summer Housing and Internship Program (SHIP) 2015.

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			
Kenwood Hagamin, Jr.			
Mirta Nieves			
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

Executive Office

Resolution No.: 05-13-15C

Resolution Title:

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

Project Summary:

- By resolution 07-16-14 G the CRA approved a leave of absence from employment with the CRA for Vincent Basara for his position of Project Coordinator, Redevelopment.
- The leave of absence was granted because The City of Camden hired Mr. Basara on a temporary basis to a position in which he performs the same duties as he performed for the CRA together with additional work assigned to Mr. Basara by the City. The leave of absence granted was an unpaid leave of absence from his employment with the City of Camden Redevelopment Agency so that he may rejoin the Agency in his current position at the end of his employment with the City.
- The City has continued the temporary employment of Mr. Basara and Mr. Basara is now requesting that his leave of absence from the CRA be extended so that he may still return to the CRA after his temporary employment with the City has ended.

Purpose of Resolution:

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

Award Process: N/A

Cost Not to Exceed: N/A

Total Project Cost: N/A

05-13-15C

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

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

WHEREAS, by Resolution 07-16-14G the CRA approved a leave of absence from employment with the CRA for Vincent Basara for his position of Project Coordinator, Redevelopment; and

WHEREAS, the leave of absence was granted because the City of Camden hired Mr. Basara on a temporary basis to a position in which he performs the same duties as he performed for the CRA together with additional work assigned to Mr. Basara by the City;

WHEREAS, the leave of absence granted was an unpaid leave of absence from his employment with the City of Camden Redevelopment Agency so that he may rejoin the Agency in his position as Project Coordinator, Redevelopment at the end of his employment with the City; and

WHEREAS, the City has continued the temporary employment of Mr. Basara and Mr. Basara is now requesting that his leave of absence from the CRA be extended so that he may still return to the CRA after his temporary employment with the City has ended although the duration of that temporary employment has not yet been determined; and

05-13-15C (cont'd)

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

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

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

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

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

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

Dated: _____

05-13-15C (cont'd)

ON MOTION OF:

SECONDED BY:

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

Marilyn Torres
Chairperson

ATTEST:

Saundra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta, Esq.
Board Counsel

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development / Brownfields

Resolution No.: 05-13-15D

Resolution Title:

Resolution Authorizing the Acceptance of a United States Environmental Protection Agency Brownfields Area-Wide Planning Grant in the Amount of \$200,000 for the Mt. Ephraim Choice Neighborhood

Project Summary:

- The Mt. Ephraim Choice Neighborhood includes the neighborhoods of Liberty Park, Whitman Park and Centerville.
- The CRA, the City of Camden, the Housing Authority of the City of Camden and local community groups and stakeholders partnered together to produce the Mt. Ephraim Choice Neighborhood Transformation Plan (“Transformation Plan”).
- The Transformation Plan identified brownfields sites, such as the Camden Labs Site, as impediments to redevelopment of the Neighborhood.
- The CRA submitted a competitive proposal to the US Environmental Protection Agency (“EPA”) Brownfields Area-Wide Planning Grant Program to fund community environmental planning activities in the Choice Neighborhood with particular focus on the Camden Labs Catalyst Site.
- The CRA has received confirmation that the EPA intends to award an Area-Wide Planning Grant to the CRA.

Purpose of Resolution:

To accept a grant

05-13-15D (cont'd)

Award Process:

The Grant was competitively awarded as a result of a Request for Proposals. Contracts and costs incurred resulting from this Grant will conform to Federal Cost Principles and guidelines.

Cost Not To Exceed:

\$200,000.00

Total Project Cost:

N/A

Source of Funds:

US Environmental Protection Agency grant. No match required.

05-13-15D

**Resolution Authorizing the Acceptance of
a United States Environmental Protection Agency Brownfields Area-Wide Planning Grant
in the Amount of \$200,000 for the Mt. Ephraim Choice Neighborhood**

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

WHEREAS, as a result of the Mt. Ephraim Choice Neighborhood Transformation Plan, the CRA desires to conduct community environmental planning activities in the Mt. Ephraim Choice Neighborhood, particularly as it relates to the Camden Labs Catalyst Site; and

WHEREAS, the United States Environmental Protection Agency (“EPA”) solicited proposals from local governments, including agencies of local government, to fund locally based planning processes which respond to community Brownfield issues; and

WHEREAS, the CRA submitted a proposal and has received confirmation that the EPA has selected the CRA for a grant award under the Brownfield Area-Wide Planning Program in an amount not to exceed \$200,000.00; and

WHEREAS, the acceptance of the grant will not require the CRA or any other party to provide any matching funds.

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 accept a Brownfields Area-Wide Planning Grant from the United States Environmental Protection Agency (“Grant”) for the Mt. Ephraim Choice Neighborhood in an amount not to exceed \$200,000.00, and

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

05-13-15D (cont'd)

ON MOTION OF:

SECONDED BY:

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres			
Vance Bowman			
Kenwood Hagamin, Jr.			
Mirta Nieves			
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

Housing

Resolution No.: 05-13-15E

Resolution Title:

Resolution Terminating the Redeveloper Designation of The Cooper Health System, a New Jersey Non-Profit Corporation, for Block 179, Lots 14 and 15, Block 180, Lots 6, 31, 33, 39 and 49; and Block 181, Lots 78 – 87 on the Camden Tax Map Located in the Lanning Square Redevelopment Area and Terminating an Option for Redevelopment Agreement between CRA and The Cooper Health System in Connection with Such Property

Project Summary:

1. By Resolutions 06-27-13E and 08-01-13B, the CRA authorized an Option for Redevelopment Agreement between CRA and The Cooper Health System (“Cooper”) for certain property owned by the CRA and designated as Block 179, Lots 14 and 15, Block 180, Lots 6, 31, 33, 39 and 49, and Block 181, Lots 78 – 87 on the Camden Tax Map (the “CRA Parcels”), which Cooper proposed be redeveloped for education, health sciences and/or retail uses.
2. By Resolution 08-01-13A, the CRA designated Cooper as the redeveloper of the CRA Parcels.
3. Effective September 26, 2013 the CRA and Cooper entered into an Option Agreement with the CRA which granted Cooper, the right to exercise an option to enter into a redevelopment agreement with the CRA for Cooper’s proposed project on the CRA Parcels (the “Option Agreement”).
4. After the execution of the Option Agreement, but prior to the execution of any Redevelopment Agreement, Cooper and Rowan University/Rutgers-Camden Board of Governors (“Rowan/Rutgers”), identified, in part, the CRA Parcels as a potential development sites by Rowan/Rutgers for education, health sciences, and/or retail uses (the “Rowan/Rutgers Project”).
5. Cooper is willing to a) terminate its designation as redeveloper of the CRA Parcels, b) terminate the Option Agreement and c) terminate its rights under Resolutions 06-27-13E and 08-01-13B at no cost or expense to the CRA in order to allow a Rowan/Rutgers Project to proceed.

Purpose of Resolution:

1. To terminate Cooper’s redeveloper designation as to the CRA Parcels.
2. To terminate the Option Agreement and Cooper’s rights under Resolutions 06-27-13E and 08-01-13B.

05-13-15E (cont'd)

Award Process:
N/A

Cost Not To Exceed:
N/A

Total Project Cost: N/A

05-13-15E

Resolution Terminating the Redeveloper Designation of The Cooper Health System, a New Jersey Nonprofit Corporation, for Block 179, Lots 14 and 15, Block 180, Lots 6, 31, 33, 39 and 49; and Block 181, Lots 78 – 87 on the Camden Tax Map Located in the Lanning Square Redevelopment Area and Terminating an Option for Redevelopment Agreement between CRA and The Cooper Health System in Connection with Such Property

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

WHEREAS, the City Council of the City of Camden (“City Council”) in March 2011, adopted, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”), the Lanning Square Plaza Redevelopment Plan (the “Plan”) as to certain land within the City of Camden more particularly described therein (the “Redevelopment Area”); and

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

WHEREAS, the Plan authorizes the CRA to designate and enter into agreements with redevelopers to undertake redevelopment projects forming a part of or in furtherance of the Plan; and

WHEREAS, by Resolution 08-01-13A the CRA designated The Cooper Health System, a New Jersey Non- Profit Corporation (“Cooper”) as Redeveloper”) for certain property owned by the CRA and designated as Block 179, Lots 14 and 15; Block 180, Lots 6, 31, 33, 39 and 49, and Block 181, Lots 78- 87 on the Official Tax Map of the City of Camden, County of Camden, State of New Jersey and described in Exhibit A attached (“the CRA Parcels”), pursuant to the Redevelopment Law; and

05-13-15E (cont'd)

by Resolutions 06-27-13E and 08-01-13B, the CRA authorized an Option for Redevelopment Agreement between CRA and Cooper for the CRA Parcels, which Cooper proposed be redeveloped for education, health sciences and/or retail uses.

WHEREAS, the CRA entered into an Option for Redevelopment Agreement with Cooper effective September 26, 2013 (the "Option Agreement"), which granted Cooper the right to exercise an option to enter into a redevelopment agreement with the CRA for Cooper's proposed project on the CRA Parcels; and

WHEREAS, after the execution of the Option Agreement but prior to the execution of any Redevelopment Agreement, Cooper and Rowan University/Rutgers-Camden Board of Governors ("Rowan/Rutgers"), identified the CRA Parcels, in part, as potential development sites by Rowan/Rutgers for education, health sciences, and/or retail uses (the "Rowan/Rutgers Project").

WHEREAS, Cooper is willing to a) terminate its designation as redeveloper of the CRA Parcels, b) terminate the Option Agreement and c) terminate its rights under Resolutions 06-27-13E and 08-01-13B at no cost or expense to the CRA in order to allow the Rowan/Rutgers Project to proceed; and

WHEREAS, CRA finds that the Rowan/Rutgers Project is an appropriate use of the CRA Parcels and a desirable and needed project and agrees with the proposed change of redeveloper for the CRA Parcels.

WHEREAS, before the CRA can designate Rowan/Rutgers as the replacement redeveloper under the Redevelopment Law for Rowan/Rutgers' proposed redevelopment project and enter into agreements with Rowan/Rutgers, the CRA must terminate Cooper's designation as redeveloper and Cooper and the CRA must terminate the Option Agreement and Cooper's rights under Resolutions 06-27-13E and 08-01-13B.

05-13-15E (cont'd)

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the City of Camden Redevelopment Agency that the designation of The Cooper Health System, a New Jersey Non-Profit Corporation, as Redeveloper of the property known as Block 179, Lots 14 and 15 ; Block 180, Lots 6, 31, 33, 39, and 49; and Block 181, Lots 78 – 87 on the Official Tax Map of the City of Camden, County of Camden, State of New Jersey and described in Exhibit A attached hereto and pursuant to Resolution 08-01-13A and the Redevelopment Law is hereby terminated and of no further force and effect;

BE IT FURTHER RESOLVED that the rights of The Cooper Health System, a New Jersey Non-Profit Corporation, to enter into an Option for Redevelopment Agreement pursuant to Resolutions 06-27-13E and 08-01-13B are hereby terminated and of no further force and effect; and

BE IT FURTHER RESOLVED, that the Executive Director, a duly authorized representative of the City of Camden Redevelopment Agency, is hereby authorized and directed to enter into an agreement with Cooper Health System, a New Jersey Non-Profit Corporation, on terms and conditions acceptable to the Executive Director, to terminate the above referenced Option Agreement and prior redeveloper designation; and

BE 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.

O5-13-15E (cont'd)

ON MOTION OF:

SECONDED BY:

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres			
Vance Bowman			
Kenwood Hagamin, Jr.			
Jose Vazquez			
Mirta L. Nieves			
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

EXHIBIT A

#	Block	Lot	Address	Neighborhood	CRA Owned
1	179	15/14	439 Benson St.	Lanning Square	X
2	180	6	520 Stevens St.	Lanning Square	X
3	180	31	WS Griffiee 69 N. Benson St.	Lanning Square	X
4	180	33	517 Benson St.	Lanning Square	X
5	180	39	505 Benson St.	Lanning Square	X
6	180	49	502-504 Stevens St.	Lanning Square	X
7	181	78	224 S. 5th St	Lanning Square	X
8	181	79	222 S. 5th St	Lanning Square	X
9	181	80	220 S. 5th St	Lanning Square	X
10	181	81	218 S. 5th St	Lanning Square	X
11	181	82	216 S. 5th St	Lanning Square	X
12	181	83	214 S. 5th St	Lanning Square	X
13	181	84	212 S. 5th St	Lanning Square	X
14	181	85	210 S. 5th St	Lanning Square	X
15	181	86	208 S. 5th St**	Lanning Square	X
16	181	87	206 S. 5th St**	Lanning Square	X

Correction – Lot # 86 from 208 S. 8th St to 208 S. 5th St and Lot # 87 from 206 S. 8th St to 206 S. 5th St

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing

Resolution No.: 05-13-15F

Resolution Title:

Resolution Designating the Rowan University/Rutgers-Camden Board of Governors as Redeveloper of Block 181, Lots 65, 67 and 68, Block 181, Lots 77 and 72, and Block 181, Lots 78 -87 on the Camden Tax Map located in the Lanning Square Redevelopment Area and Authorizing an Agreement for the Conveyance of Such Property to the Redeveloper

Project Summary:

- The Rowan University/Rutgers-Camden Board of Governors proposes to redevelop education, health sciences, and other retail uses on property designated on the City of Camden Tax Map as Block 181, Lots 65, 67 and 68, Block 181, Lots 77 and 72, and Block 181, Lots 78 -87 (the "Project Site") and located within the Lanning Square Redevelopment Area.
- CRA desires, in accordance with the Redevelopment Law, to designate the Rowan University/Rutgers-Camden Board of Governors as the Redeveloper (the "Redeveloper") for the Project Site and to authorize an agreement between CRA and the Redeveloper for conveyance of the Project Site to the Redeveloper.
- Block 181, Lots 77 and 72, and Block 181, Lots 78 -87 are owned by the CRA.
- CRA, in a companion resolution adopted on the same day as this action, terminated the designation of The Cooper Health System as Redeveloper of Block 181, Lots 78 - 87, and terminated a related option for redevelopment agreement all with the consent of Cooper.
- The remaining properties that constitute the Project Site (Block 181, Lots 65, 67 and 68) are owned by Broadway Camden Investments, an affiliate of The Cooper Health System. The CRA, in a related resolution presented on the same day as this action, is seeking the authority to acquire these parcels.
- The parcels currently owned by the CRA will be sold to the Redeveloper for \$800,000. The Redeveloper will also pay the CRA's costs of sale. The Broadway Camden Investments property will be acquired for \$300,000, and conveyed to the Redeveloper for that same amount.

05-13-15F (cont'd)

- At the time of conveyance of the Project Site to the Redeveloper the CRA will be required to pay the amount of \$513,124.00 to the Economic Recovery Board who previously provided acquisition funds to the CRA for its acquisition of Block 181, Lots 77 and 72.

Purpose of Resolution:

1. Designate the Rowan University/Rutgers-Camden Board of Governors as Redeveloper
2. Authorize an agreement with the Redeveloper for conveyance of the Project Site

Award Process: N/A

Cost Not To Exceed: NA

Total Project Cost: TBA

Source of Funds:
Redeveloper's Funds

05-13-15F

Resolution Designating the Rowan University/Rutgers-Camden Board of Governors as Redeveloper of, Pursuant to the Redevelopment Law, Block 181, Lots 65, 67 and 68, Block 181, Lots 77 and 72, and Block 181, Lots 78 -87 on the Camden Tax Map located in the Lanning Square Redevelopment Area and Authorizing an Agreement for the Conveyance of Such Property to the Redeveloper

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

WHEREAS, City Council of the City of Camden (the “City Council”), in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., (the “Redevelopment Law”), designated certain properties known as the Lanning Square Redevelopment Area as an area in need of redevelopment (the “Redevelopment Area”); and

WHEREAS, City Council adopted redevelopment plans for the Lanning Square Redevelopment Areas (the “Redevelopment Plan”) in accordance with the Redevelopment Law; and

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

WHEREAS, CRA, as the redevelopment entity, may designate and enter into agreements with redevelopers to undertake redevelopment projects in the furtherance of the Redevelopment Plan; and

WHEREAS, Rutgers University/Rutgers-Camden Board of Governors proposes to redevelop education, health sciences, and other retail uses on property designated as Block 181, Lots 65, 67 and 68, Block 181, Lots 77 and 72, and Block 181, Lots 78 -87 on the Tax Map of the City of Camden, County of Camden, and State of New Jersey (the “Project Site”) and located within the Lanning Square Redevelopment Area; and

05-13-15F (cont'd)

WHEREAS, CRA is the owner of Block 181, Lots 77 and 72, and Block 181, Lots 78 - 87 (the "CRA Parcels") and proposes to acquire certain properties designated as Block 181, Lots 65, 67 and 87 from Broadway Camden Investments, an affiliate of The Cooper Health System, and to convey such properties to a redeveloper, in part, to complete the Project Site; and

WHEREAS, CRA, in a companion resolution, adopted on the same day as this resolution terminated the prior designation of The Cooper Health System as redeveloper of Block 181, Lots 78 -87 and terminated a related option agreement all with the consent of Cooper; and

WHEREAS, The remaining properties that constitute the Project Site (Block 181, Lots 65, 67 and 68) are owned by Broadway Camden Investments, an affiliate of The Cooper Health System and CRA in a related resolution presented on the same day as this action, is seeking the authority to acquire these parcels.

WHEREAS, the CRA Parcels will be sold to the Redeveloper for \$800,000, which reflects the appraised value and the Redeveloper will also pay the CRA costs of sale; and

WHEREAS, the Broadway Camden Investments property will be acquired for \$300,000, and conveyed to the Redeveloper for that same amount; and

WHEREAS, at the time of conveyance of the Project Site to the Redeveloper the CRA will be required to pay the amount of \$513,124.00 to the Economic Recovery Board who previously provided acquisition funds to the CRA for its acquisition of Block 181, Lots 77 and 72; and

WHEREAS, CRA desires, in accordance with the Redevelopment Law, to designate the Rowan University/Rutgers-Camden Board of Governors as Redeveloper (the "Redeveloper") of the Project Site and to convey the Project Site to the Redeveloper pursuant to the terms of this resolution.

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the Camden Redevelopment Agency that the Rowan University/Rutgers-Camden Board of Governors is hereby designated, pursuant to the Redevelopment Law, as the Redeveloper of property designated as Block 181, Lots 65, 67 and 68, Block 181, Lots 77 and 72, and Block 181, Lots 78 -87 on the Tax Map of the City of Camden, County of Camden, and State of New Jersey as (the "Project Site") and located within the Lanning Square Redevelopment Area; and

that the Executive Director, a duly authorized representative of the City of Camden Redevelopment Agency, is hereby authorized to enter into an agreement with the Redeveloper for the conveyance of the Project Site to the Redeveloper pursuant to the terms of this resolution together with such additional terms and conditions determined by the Executive Director in her judgment, that are not inconsistent with the terms of this resolution; and

05-13-15F (cont'd)

BE IT FURTHER RESOLVED, that the Executive Director is hereby authorized to execute all documents necessary for the CRA to perform its obligations under the agreement, including without limitation the deed and all affidavits required for the conveyance of the Project Site to the Redeveloper; and

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:

SECONDED BY:

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

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.: 05-13-15G

Resolution Title:

Resolution Authorizing the Acquisition of Property Owned by Broadway Camden Investments, LLC Known as Block 181, Lots 65, 67 and 68 on the Camden City Tax Map Located in the Lanning Square Redevelopment Area for the Purchase Price of \$300,000.00

Project Summary:

- Broadway Camden Investments (an affiliate of The Cooper Health System) owns property designated as Block 181, Lots 65, 67 and 68 on the Camden City Tax Map, and also described as 221 Broadway, 535 Stevens Street, and 533 Stevens Street located in the Lanning Square Redevelopment Area (the "Broadway Property").
- Broadway proposes to enter into an agreement of sale with CRA for CRA's purchase of the Broadway Property so that these properties are available as part of the land assembly for a potential site for a health sciences building in Block 181, which will be developed by the Rowan University/Rutgers Board of Governors (the "Redeveloper").
- The terms and conditions for the purchase are:
 1. The purchase price for the Broadway Property is \$300,000, plus reasonable costs to close title.
 2. An appraisal report by Aspen Valuation, MAI, dated December 30, 2014, established the fair market value of the Broadway Property.
 3. CRA will acquire the Broadway Property and convey the Property to the Redeveloper for the purchase price paid by the CRA, plus the reasonable costs associated with the transaction.

Purpose of Resolution:

To enter into An Agreement of Sale with Broadway Camden Investments, LLC to acquire Block 181, Lots 65, 67 and 68

Award Process:

N/A

05-13-15G (cont'd)

Cost Not To Exceed:

N/A

Total Project Cost:

\$300,000, plus reasonable costs of sale

Source of Funds:

Rowan University/Rutgers-Camden Board of Governors, Designated Redeveloper

Resolution Authorizing the Acquisition of Property Owned by Broadway Camden Investments, LLC Known as Block 181, Lots 65, 67 and 68 on the Camden City Tax Map Located in the Lanning Square Redevelopment Area for the Purchase Price of \$300,000

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 Lanning Square Redevelopment Plan as to certain land in the Lanning Square Neighborhood of the City of Camden (the “Redevelopment Area”); 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 Area; and

WHEREAS, CRA as the redevelopment entity, is assisting educational and medical institutions located in the City to assemble properties for redevelopment purposes in the Redevelopment Area; and

WHEREAS, Block 181, as designated on the Camden City Tax Map, is being considered by the Rowan University/Rutgers-Camden Board of Governors as a development site for a new health sciences building, a permitted land use in the Redevelopment Area; and

WHEREAS, Broadway Camden Investments, LLC (an affiliate of The Cooper Health System) proposes to sell to CRA property designated as Block 181, Lots 65, 67 and 68 on the Camden City Tax Map so that these properties are made available as part of the land assembly for a potential site for health sciences building, which will be developed by the Rowan University/Rutgers-Camden Board of Governors, and

WHEREAS, CRA designated the Rowan University/Rutgers Board of Governors as Redeveloper (the “Redeveloper”) of certain properties designated as Block 181, Lots 65, 67 and 68, Block 181, Lots 77 and 72, and Block 181, Lots 78 -87 on the Camden City Tax Map and located within the Lanning Square Redevelopment Area; and

05-13-15G (cont'd)

WHEREAS, the terms of the proposed transaction are as follows:

1. The purchase price for the Broadway Property is \$300,000, plus reasonable costs to close title.
2. An appraisal report by Aspen Valuation, MAI, dated December 30, 2014, established the fair market value of the Broadway Property.
3. CRA will acquire the Broadway Property and convey the Property to the Redeveloper for the purchase price paid by the CRA, plus the reasonable costs associated with the transaction.

WHEREAS, CRA desires to enter into an Agreement of Sale with the Broadway Camden Investments, LLC (a Cooper Health Systems affiliate) to acquire the Broadway Property subject to the conditions set forth above in order to facilitate the future redevelopment of Block 181 in the Redevelopment Area.

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 enter into an Agreement of Sale with Broadway Camden Investments, LLC and to acquire the Property from Broadway for the purchase price of \$300,000.00 and reasonable closing costs, and subject to the conditions set forth above; 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.

05-13-15G (cont'd)

ON MOTION OF:

SECONDED BY:

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres			
Vance Bowman			
Kenwood Hagamin, Jr			
Jose Vazquez			
Mirta L. Nieves			

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.: 05-13-15H

Resolution Title:

Resolution Certifying that Each Member of the City of Camden Redevelopment Agency Board of Commissioners has Personally Reviewed the FYE 2014 Annual Audit Report

Project Summary:

The firm Mercadien, P.C. was awarded the contract to perform the FYE 2014 audit and has filed the completed report with the City of Camden Redevelopment Agency. The CRA board approved the audit report and it was submitted to the Division as per regulations.

N.J.S.A. 40A:55A-17 requires the governing body of each authority, within 45 days of receipt of the annual audit to certify by resolution that each member thereof has personally reviewed the annual audit report and specifically, the sections of the audit report entitled Comments and Recommendations which shall be evidenced by group affidavit in the form prescribed by the Local Finance Board.

Purpose of Resolution:

To provide a certification that each member of the Camden Redevelopment Agency Board of Commissioners has personally reviewed the FYE 2014 Annual Audit Report.

Award Process:

N/A

Cost Not To Exceed:

N/A

Source of Funds:

N/A

Total Project Cost:

N/A

05-13-15H

Resolution Certifying that Each Member of the City of Camden Redevelopment Agency Board of Commissioners Has Personally Reviewed the FYE 2014 Annual Audit Report

WHEREAS, N.J.S.A. 40A:5A-15 requires the governing body of each local authority to cause an annual audit of its account to be made; and

WHEREAS, the annual audit report for the fiscal year ended 2014 has been completed and filed with the City of Camden Redevelopment Agency pursuant to N.J.S.A. 40A:5A-15; and

WHEREAS, N.J.S.A. 40A:5A-17 requires the governing body of each authority , within 45 days of receipt of the annual audit, to certify by resolution to the Local Finance Board that each member thereof has personally reviewed the annual audit report, and specifically the sections of the audit report entitled “General Comments” and “Recommendations,” and has evidenced same by group affidavit signed by a majority of the full membership of the authority in the from prescribed by the Local Finance Board; and

WHEREAS, the members of the governing body have received the annual audit and have personally reviewed the annual audit, and have specifically reviewed the section of the annual audit report entitled “General Comments and Recommendations,” in accordance with N.J.S.A. 40A:5A-17.

05-13-15H (cont'd)

NOW, THEREFORE, BE IT RESOLVED, that the governing body of the City of Camden Redevelopment Agency hereby certifies to the Local Finance Board of the State of New Jersey that each governing body member of the Agency has personally reviewed the annual audit report for the fiscal year ended 2014, and specifically has reviewed the section of the audit report entitled "General Comments" and "Recommendations," and has evidenced same by group affidavit signed by a majority of the full membership of the authority in the form prescribed by the Local Finance Board.

BE IT FURTHER RESOLVED, that the secretary of the Agency is hereby directed to promptly submit to the Local Finance Board the aforesaid group affidavit, accompanied by a certified true copy of this resolution.

**IT IS HEREBY CERTIFIED THAT THIS IS A TRUE COPY OF THE RESOLUTION
PASSED AT THE MEETING HELD ON May 13, 2015**

Secretary to the Board

Date

05-13-15H (cont'd)

ON MOTION OF:

SECONDED BY:

AYES NAYS ABSTENTIONS

Marilyn Torres
Chairperson

ATTEST:

Sandra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta, Esq.

LOCAL AUTHORITIES
GROUP AFFIDAVIT FORM
PRESCRIBED BY
THE NEW JERSEY LOCAL FINANCE BOARD

AUDIT REVIEW CERTIFICATE

We, the members of the governing body of The City of Camden Redevelopment Agency being of full age and being duly sworn according to law, upon our oath depose and say:

1. We are duly appointed members of The City of Camden Redevelopment Agency in the county of Camden
2. In the performance of our duties, and pursuant to N.J.A.C. 5:30-6.5, we have familiarized ourselves with the contents of the Annual Audit pursuant to N.J.S.A. 40A:5-6 for the year 2014
3. We certify that we have personally reviewed and are familiar with, as a minimum, the sections of the Annual Report of Audit entitled "Comments and Recommendations."

Chairperson: Marilyn Torres

Commissioner: Vance C. Bowman

Commissioner: Kenwood E. Hagamin Jr.

Commissioner: Mirta Nieves

Commissioner: Javier Ramos

Commissioner: Maria Sharma

Sworn to and subscribed
before me this _____ day
of _____, 2015
Notary Public of New Jersey
