

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing

Resolution No.: 07-13-16E

Resolution Title:

Resolution Authorizing a Contract for Property Maintenance Services with Greater Camden Partnership d/b/a Camden Special Services District for the NSP 2 Clean & Green Vacant Lot Stabilization Program Operated in the Cooper Plaza and Lanning Square Redevelopment Areas For A Cost Not to Exceed \$106,768.48

Project Summary:

1. In January 2010, CRA was awarded an \$11.9 Million grant under HUD's NSP 2 program funded through the American Recovery and Reinvestment Act ("ARRA"). CRA administers the Neighborhood Stabilization Program 2 ("NSP 2"), in part, by stabilizing targeted neighborhoods in the City through the acquisition of property. Properties acquired with NSP 2 funds are land banked for future redevelopment land uses and these properties are maintained under the CRA's vacant property stabilization program.
2. Under the CRA's vacant property stabilization program operated in the Cooper Plaza and Lanning Square redevelopment areas, 188 properties are being maintained. Continued maintenance of these sites is necessary. Program guidelines are attached to this Resolution as Exhibit A.
3. The proposed contract term is one year.
4. Contract services were procured through a Request for Proposals process.
5. Greater Camden Partnership d/b/a Camden Special Services District submitted a proposal to perform the required services for a total cost not to exceed \$106,768.48, which was selected by the CRA for the required work.

Purpose of Resolution:

Authorize the Award of a Contract for Property Maintenance Services

Award Process:

Request for Proposals Process

Cost Not To Exceed: \$106,768.48

Source of Funds:

Neighborhood Stabilization Program 2 Grant Funds

Resolution Authorizing a Contract for Property Maintenance Services with Greater Camden Partnership d/b/a Camden Special Services District for the NSP 2 Clean & Green Vacant Lot Stabilization Program Operated in the Cooper Plaza and Lanning Square Redevelopment Areas For A Cost Not to Exceed \$106,768.48

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

WHEREAS, CRA/City of Camden applied for and was awarded a \$11.9 Million grant under the Neighborhood Stabilization Program (“NSP 2”) by the U.S. Department of Housing and Urban Development (“HUD”), pursuant to the American Recovery and Reinvestment Act of 2009 (“ARRA”) and the Housing and Economic Recovery Act of 2008, for the purpose of redevelopment of vacant, abandoned and/or foreclosed upon properties and the stabilization of affected neighborhoods; and

WHEREAS, CRA is administering the NSP2 grant program within the City of Camden, specifically those targeted neighborhoods of Cooper Plaza and Lanning Square; and

WHEREAS, CRA has acquired and/or is maintaining 188 properties using NSP2 grant funds for vacant properties that are land banked in the Cooper Plaza and Lanning Square redevelopment areas; and

WHEREAS, NSP 2 grant funds that are available beyond the February 11, 2013 NSP2 program expenditure deadline may be used to maintain properties previously assisted with NSP2 funds; and

WHEREAS, the properties described in Exhibit “B – NSP2 Property List” attached hereto are eligible and CRA may utilize available NSP2 grant funds for vacant property maintenance; and

WHEREAS, landscaping and maintenance services are needed for the properties on Exhibit B on an ongoing basis until the properties are redeveloped or sold; and

WHEREAS, proposals for property maintenance services for vacant properties assisted with NSP2 funds were procured through a Request for Proposals dated June 16, 2016;

WHEREAS, CRA has determined that the proposal of Greater Camden Partnership d/b/a Camden Special Services District, which was submitted in response to the RFP in the amount of \$106,768.48, should be accepted by the CRA.

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 contract for services with Greater Camden Partnership d/b/a Camden Special Services District for the Neighborhood Stabilization Program 2 Clean & Green Vacant Lot Stabilization Program for Cooper Plaza and Lanning Square for the properties described on Exhibit B for a term of one year from the date of the execution of the contract and for an amount not to exceed \$106,768.48; and

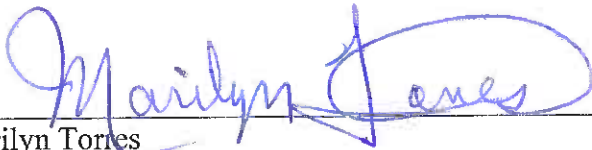
BE IT FURTHER RESOLVED, that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

07-13-16E (cont'd)

ON MOTION OF: Maria Sharma

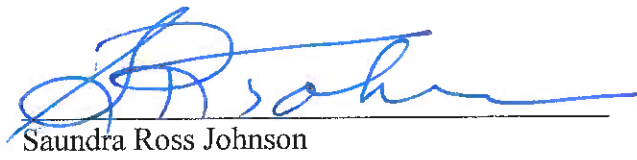
SECONDED BY: Sheila Davis

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Sheila Davis	✓		
Vance Bowman			
Ian Leonard	✓		
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., Board Counsel

EXHIBIT A

Program Summary:

Neighborhood Stabilization Program 2 ("NSP2") Clean and Green Vacant Lot Stabilization Program for The Cooper Plaza and Lanning Square Redevelopment Areas

Target Area Boundaries: Census Tract 6104 - Cooper Plaza and Lanning Square Neighborhoods

Background: The CRA's NSP 2 grant activities include a vacant property stabilization effort in the Cooper Plaza and Lanning Square neighborhoods. Three NPS 2 residential developments in Cooper Plaza are completed, and one is nearing completion. Vacant property stabilization in these dynamic redevelopment areas reflects an approach for clearance and ongoing maintenance of vacant publically owned lots.

The CRA issued a RFP which was returnable on June 16, 2016 for the property maintenance services as set forth below;

- Initial site clearance; removing trash and debris.
- Performing the regular care and maintenance required to preserve the appearance of lots, including but not limited, to routine bi-weekly cleaning, mowing and trimming during the appropriate seasons.
- Providing property maintenance services during off season planting period (November 2016 through March 2017) as required under the City of Camden Administrative Code Chapter 418.

Exhibit B
NSP 2 Clean & Green Vacant Property Stabilization Program
Property List

#	Census Tract	Neighborhood	BLOCK	LOT	PROPERTY ADDRESS		Lot or Structure
1	6104	Lanning Square	153	51	330	Washington Street	Lot
2	6104	Lanning Square	153	41	310	Washington Street	Lot
3	6104	Lanning Square	153	42	312	Washington Street	Lot
4	6104	Lanning Square	153	43	314	Washington Street	Lot
5	6104	Lanning Square	153	83	448	South 3rd Street	Lot
6	6104	Lanning Square	153	84	446	South 3rd Street	Lot
7	6104	Lanning Square	153	85	444	South 3rd Street	Lot
8	6104	Lanning Square	153	86	442	South 3rd Street	Lot
9	6104	Lanning Square	153	87	440	South 3rd Street	Lot
10	6104	Lanning Square	153	89	436	South 3rd Street	Lot
11	6104	Lanning Square	153	90	434	South 3rd Street	Lot
12	6104	Lanning Square	154	4	312	Benson Street	Lot
13	6104	Lanning Square	154	7	318	Benson Street	Lot
14	6104	Lanning Square	154	18	337	Washington Street	Lot
15	6104	Lanning Square	154	19	335	Washington Street	Lot
16	6104	Lanning Square	154	21	331	Washington Street	Lot
17	6104	Lanning Square	154	32	309	Washington Street	Lot
18	6104	Lanning Square	154	33	307	Washington Street	Lot
19	6104	Lanning Square	154	2	308	Benson Street	Lot
20	6104	Lanning Square	154	3	310	Benson Street	Lot
21	6104	Lanning Square	154	5	314	Benson Street	Lot
22	6104	Lanning Square	154	9	322	Benson Street	Lot
23	6104	Lanning Square	154	10	324	Benson Street	Lot
24	6104	Lanning Square	154	11	326	Benson Street	Lot
25	6104	Lanning Square	154	12	328	Benson Street	Lot
26	6104	Lanning Square	154	13	330	Benson Street	Lot
27	6104	Lanning Square	154	14	332	Benson Street	Lot
28	6104	Lanning Square	154	15	334	Benson Street	Lot
29	6104	Lanning Square	154	16	336	Benson Street	Lot
30	6104	Lanning Square	154	29	315	Washington Street	Lot

Exhibit B
NSP 2 Clean & Green Vacant Property Stabilization Program

Property List

Page (2)

#	Census Tract	Neighborhood	BLOCK	LOT	PROPERTY ADDRESS		Lot or Structure
31	6104	Lanning Square	154	30	313	Washington Street	Lot
32	6104	Lanning Square	154	31	311	Washington Street	Lot
33	6104	Lanning Square	154	34	422	South 3rd Street	Lot
34	6104	Lanning Square	154	35	420	South 3rd Street	Lot
35	6104	Lanning Square	154	36	418	South 3rd Street	Lot
36	6104	Lanning Square	154	37	416	South 3rd Street	Lot
37	6104	Lanning Square	154	38	414	South 3rd Street	Lot
38	6104	Lanning Square	154	39	412	South 3rd Street	Lot
39	6104	Lanning Square	154	96	398	South 3rd Street	Lot
40	6104	Lanning Square	154	97	400	South 3rd Street	Lot
41	6104	Lanning Square	154	98	402	South 3rd Street	Lot
42	6104	Lanning Square	154	102	410	South 3rd Street	Lot
43	6104	Lanning Square	155	50	322	Stevens Street	Lot
44	6104	Lanning Square	155	51	324	Stevens Street	Lot
45	6104	Lanning Square	155	52	326	Stevens Street	Lot
46	6104	Lanning Square	155	56	334	Stevens Street	Lot
47	6104	Lanning Square	155	62	327	Benson Street	Lot
48	6104	Lanning Square	155	63	325	Benson Street	Lot
49	6104	Lanning Square	155	64	323	Benson Street	Lot
50	6104	Lanning Square	155	65	321	Benson Street	Lot
51	6104	Lanning Square	155	42	306	Stevens Street	Lot
52	6104	Lanning Square	155	46	314	Stevens Street	Lot
53	6104	Lanning Square	155	47	316	Stevens Street	Lot
54	6104	Lanning Square	155	67	317	Stevens Street	Lot
55	6104	Lanning Square	155	69	313	Stevens Street	Lot
56	6104	Lanning Square	155	70	311	Stevens Street	Lot
57	6104	Lanning Square	156	37	305	Stevens Street	Lot
58	6104	Lanning Square	161	4	536	S. 3rd Street	Lot
59	6104	Lanning Square	161	7	542	S. 3rd Street	Lot
60	6104	Lanning Square	178	20	413	Benson Street	Lot

Exhibit B
NSP 2 Clean & Green Vacant Property Stabilization Program

Property List
Page (3)

#	Census Tract	Neighborhood	BLOCK	LOT	PROPERTY ADDRESS		Lot or Structure
61	6104	Lanning Square	178	24	312	S. 4th Street	Lot
62	6104	Lanning Square	183	57	434	Berkley Street	Lot
63	6104	Lanning Square	185	23	425	Berkley	Lot
64	6104	Lanning Square	185	24	423	Berkley	Lot
65	6104	Lanning Square	185	25	421	Berkley	Lot
66	6104	Lanning Square	185	26	419	Berkley	Lot
67	6104	Lanning Square	185	27	417	Berkley	Lot
68	6104	Lanning Square	185	28	415	Berkley	Lot
69	6104	Lanning Square	185	29	413	Berkley	Lot
70	6104	Lanning Square	185	30	Common Area	Rear 439 West	Lot
71	6104	Lanning Square	186	33	420	Benson Street	Lot
72	6104	Lanning Square	186	34	422	Benson Street	Lot
73	6104	Lanning Square	186	37	428	Benson Street	Lot
74	6104	Lanning Square	186	38	430	Benson Street	Lot
75	6104	Lanning Square	187	45	ES West 25	N. Washington	Lot
76	6104	Lanning Square	187	34	419	Henry Street	Lot
77	6104	Lanning Square	187	35	421	Henry Street	Lot
78	6104	Lanning Square	187	40	431	Henry Street	Lot
79	6104	Lanning Square	191	63	444	West Street	Lot
80	6104	Cooper Plaza	290	26	582	Line Street	Lot
81	6104	Cooper Plaza	290	33	587-589	Pine Street	Lot
82	6104	Cooper Plaza	290	35	585	Pine Street	Lot
83	6104	Cooper Plaza	291	11	605	Pine Street	Lot
84	6104	Cooper Plaza	292	27	625	Pine Street	Lot
85	6104	Cooper Plaza	292	31	643	Pine Street	Lot
86	6104	Cooper Plaza	292	126	633	Pine Street	Lot
87	6104	Cooper Plaza	292	138	641	Pine Street	Lot
88	6104	Cooper Plaza	352	8	768	Line Street	Lot
89	6104	Cooper Plaza	352	9	770	Line Street	Lot
90	6104	Cooper Plaza	352	18	709	Silver Street	Lot

Exhibit B
NSP 2 Clean & Green Vacant Property Stabilization Program

Property List
Page (4)

#	Census Tract	Neighborhood	BLOCK	LOT	PROPERTY ADDRESS		Lot or Structure
91	6104	Cooper Plaza	352	19	711	Silver Street	Lot
92	6104	Cooper Plaza	352	21	715	Silver Street	Lot
93	6104	Cooper Plaza	353	76	785	Pine Street	Lot
94	6104	Cooper Plaza	353	77	787	Pine Street	Lot
95	6104	Cooper Plaza	357	50	807	Pine Street	Lot
96	6104	Cooper Plaza	357	51	809	Pine Street	Lot
97	6104	Cooper Plaza	357	52	811	Pine Street	Lot
98	6104	Cooper Plaza	357	53	813	Pine Street	Lot
99	6104	Cooper Plaza	357	55	817	Pine Street	Lot
100	6104	Cooper Plaza	1420	19	548	Royden Street	Lot
101	6104	Cooper Plaza	1420	20	550	Royden Street	Lot
102	6104	Cooper Plaza	1420	18	546	Royden Street	Lot
103	6104	Cooper Plaza	1420	21	552	Royden Street	Lot
104	6104	Cooper Plaza	1420	22	554	Royden Street	Lot
105	6104	Cooper Plaza	1420	24	558	Royden Street	Lot
106	6104	Cooper Plaza	1420	25	560	Royden Street	Lot
107	6104	Cooper Plaza	1420	26	562	Royden Street	Lot
108	6104	Cooper Plaza	1420	27	564	Royden Street	Lot
109	6104	Cooper Plaza	1420	38	Rear 609-611	So. 6th Street	Lot
110	6104	Cooper Plaza	1420	40	609	So. 6th Street	Lot
111	6104	Cooper Plaza	1427	34	740	Berkley Street	Lot
112	6104	Cooper Plaza	1427	35	742	Berkley Street	Lot
113	6104	Cooper Plaza	1427	40	505	Newton Avenue	Lot
114	6104	Cooper Plaza	1427	58	734	Berkley Street	Lot
115	6104	Cooper Plaza	1427	59	736	Berkley Street	Lot
116	6104	Cooper Plaza	1428	29	717	Berkley Street	Lot
117	6104	Cooper Plaza	1429	24	450	Trenton Avenue	Lot
118	6104	Cooper Plaza	1429	25	452	Trenton Avenue	Lot
119	6104	Cooper Plaza	1429	22	749	Berkley Street	Lot
120	6104	Cooper Plaza	1429	23	751	Berkley Street	Lot
121	6104	Cooper Plaza	1430	104	529	S. 8th Street	Lot
122	6104	Cooper Plaza	1430	112	777	Line Street	Lot
123	6104	Cooper Plaza	1438	17	447	Trenton Avenue	Lot
124	6104	Cooper Plaza	1438	18	449	Trenton Avenue	Lot