

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing

Resolution No.: 07-08-20C

Resolution Title:

Resolution Authorizing a Professional Services Agreement with DeCotiis, Fitzpatrick, Cole & Giblin, LLP for Legal Services in Connection with the Sale of Certain Property Designated within Blocks 868 and 856 of the City Tax Map Located in the Cramer Hill Redevelopment Area

Project Summary:

- CRA by Resolutions 05-13-20A and 05-13-20B is serving as the City of Camden’s agent to acquire eleven (11) vacant, unimproved parcels (see Exhibit A) in connection with the new construction of 63 affordable off-site replacement housing units by the Housing Authority of the City of Camden (“HACC”) for the Ablett Village public housing development in the City of Camden’s Cramer Hill Neighborhood (the Project Site).
- CRA is authorized to proceed to acquire the Project Site under the City’s statutory authority to exercise eminent domain pursuant to the Fair Housing Act, N.J.S.A. 52:27D-325. When the site is acquired, the City will convey the site to the CRA, and CRA will re-convey the site to the HACC for future development. These vacant lots are currently owned by the Cramer Hill Community Development Corporation, which is defunct and cannot voluntarily transfer the project site to the HACC.
- CRA will need to engage the services of an outside counsel with specific expertise in redevelopment matters to assist in the negotiation of the cost agreement and redevelopment agreement for the sale of the properties to the HACC. CRA’s General Counsel has a conflict and cannot undertake this legal work.

Purpose of Resolution:

To authorize a professional services agreement and engage outside counsel

Award Process:

DeCotiis, Fitzpatrick, Cole & Giblin, LLP is on the CRA’s current Pre-Qualified List of Attorneys

Cost Not To Exceed:

\$12,500.00

Total Project Cost:

TBD

Source of Funds:

Redeveloper Funds

07-08-20C

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

WHEREAS, the CRA by way of Resolutions 05-13-20A and 05-13-20B is serving as the City of Camden's agent to acquire eleven (11) vacant, unimproved parcels (the "Project Site") which is necessary for the construction of sixty-three (63) affordable off-site replacement housing units by the Housing Authority of the City of Camden's (HACC) for the Ablett Village public housing development in the City of Camden's Cramer Hill Neighborhood; and

WHEREAS, CRA, is authorized to acquire the Project Site under the City's statutory authority to exercise eminent domain in accordance with the Fair Housing Act N.J.S.A. 52:27D-325 for purpose of constructing low – moderate income housing; and

WHEREAS, because General Counsel for the CRA has a conflict of interest CRA will need to engage the services of outside counsel with specific expertise in redevelopment matters to assist in the negotiation of the cost agreement and redevelopment agreement for the sale of the properties to the HACC; and

WHEREAS, DeCotiis, Fitzpatrick, Cole & Giblin, LLP is on the CRA's current Pre-Qualified List of Attorneys and has previously represented the CRA in the negotiation of the redevelopment and other agreements; and

WHEREAS, it is deemed necessary and in the best interest of the CRA to engage the services of DeCotiis as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4 and or 20.5 and as a professional services contract pursuant to N.J.S.A. 40A:11-5 (1) (a) as appropriate.

NOW THEREFORE BE IT RESOLVED, by the governing body of the City of Camden Redevelopment Agency, that the Interim Executive Director, a duly authorized representative of the Agency, is hereby authorized and directed to enter into a professional services agreement with DeCotiis, Fitzpatrick, Cole & Giblin, LLP in connection with the negotiation of agreements with the Housing Authority of the City of Camden for an amount not to exceed not to exceed \$12,000.00 for a term of one year; and

BE IT FURTHER RESOLVED that the Interim 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.

07-08-20C (cont'd)

ON MOTION OF: Maria Sharma

SECONDED BY: Ian K. Leonard

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Derek Davis	X		
Sheila Davis			
Gilbert Harden, Sr.	X		
Ian K. Leonard	X		
Jose Javier Ramos	X		
Maria Sharma	X		
Marilyn Torres	X		

Marilyn Torres

Marilyn Torres
Chairperson

ATTEST:

Olivette Simpson
Interim Executive Director

Mark P. Asselta

Mark P. Asselta, Esq.
Board Counsel

The above has been reviewed and approved as to form.