

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Executive Office

Resolution No.: 09-09-20C

Resolution Title:

Resolution Authorizing a Professional Services Agreement with DeCotiis, Fitzpatrick, Cole & Giblin, LLP for Legal Services for the Cramer Hill Senior and Family Development in the Cramer Hill Redevelopment Area

Project Summary:

1. CRA desires to facilitate the redevelopment of certain vacant and under-utilized city-owned property located in the Cramer Hill Redevelopment Area to provide senior and family housing as part of the Cramer Hill Transformation Plan proposal to be submitted to the US Department of Housing and Urban Development (HUD) by the HACC and City of Camden.
2. The City will transfer to CRA city-owned property identified as Block 823, Lots 1, 2, 3, 4, 21, 22, 23, 24, 81 and 82; Block 856, Lots 40, 40.01, 51, 54, 60, 60.01, 60.02, 60.03, 61 and 61.01; Block 868, lot 14.01; and Block 831, Lots 3, 4, 5, 7, 11, 12, 13, 21, 22, 23, 24, 25, 26, 53, and 54 of the City Tax Maps (the Property).
3. CRA will re-convey the Property to the HACC and/or its co-developer pursuant to a redevelopment agreement for the development of affordable senior and family housing on the property.
4. CRA will require legal services of outside counsel with specific expertise in redevelopment matters to assist in the negotiation of the cost agreement and the redevelopment agreement with the HACC.
5. The HACC and/or its co-developer will be obligated to pay the legal or related costs that CRA incurs in connection with the proposed agreements.
6. CRA's 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 CRA's current Pre-Qualified List of Attorneys

Cost Not To Exceed:

TBD \$10,000

Total Project Cost:

TBD

Source of Funds:

Reveloper Funds

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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, pursuant to the Local Redevelopment and Housing Law (“LRHL”), the CRA is designated as the Redevelopment Entity to implement the Cramer Hill Redevelopment Plan and is authorized to enter into agreements with redevelopers to undertake redevelopment projects forming a part of and in furtherance of the Redevelopment Plan; and

WHEREAS, CRA desires to facilitate the redevelopment of certain vacant and under-utilized city-owned property located in the Cramer Hill Redevelopment Area to provide senior and family housing as part of the Cramer Hill Transformation Plan proposal to be submitted to the US Department of Housing and Urban Development (HUD) by the HACC and City of Camden; and

WHEREAS, the City will transfer to CRA certain city-owned property identified as Block 823, Lots 1, 2, 3, 4, 21, 22, 23, 24, 81 and 82; Block 856, Lots 40, 40.01, 51, 54, 60, 60.01, 60.02, 60.03, 61 and 61.01; Block 868, Lot 14.01; and Block 831, Lots 3, 4, 5, 7, 11, 12, 13, 21, 22, 23, 24, 25, 26, 53, and 54 of the City Tax Maps (the “Property”); and

WHEREAS, CRA will re-convey the Property to the HACC and/or its co-developer pursuant to a redevelopment agreement for the development of affordable senior and family housing on the property; and

WHEREAS, CRA will require legal services of outside counsel with specific expertise in redevelopment matters to assist in the negotiation of the cost agreement and the redevelopment agreement with the HACC and/or its co-developer; and

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WHEREAS, DeCotiis, Fitzpatrick, Cole & Giblin, LLP is on the CRA's 2020 Pre-Qualified List of Attorneys and has previously represented the CRA in the negotiation of 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 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 \$10,000.00 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.

09-09-20C (cont'd)

ON MOTION OF: Gilbert Harden Sr.

SECONDED BY: Ian K. Leonard

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

Marilyn Torres

Marilyn Torres
Chairperson

ATTEST:



Olivette Simpson
Interim Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta

Mark P. Asselta, Esq.
Board Counsel