

CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development

Resolution No.: 04-03-13D

Resolution Title:

Resolution Authorizing the Camden Redevelopment Agency to Enter into a Redevelopment Cost Agreement with Respond, Inc. in Connection with the Proposed Redevelopment of Block 85, Lot 1 and Block 86, Lot 51 Located in the Camden North Gateway Redevelopment Area

Project Summary:

- Respond, Inc. proposes to redevelop Block 85, Lot 1 and Block 86n Lot 51, an approximately two-acre parcel located at 7th & Linden Streets as a neighborhood retail center.
- The retail use proposed by Respond is a permitted use pursuant to the Camden North Gateway Redevelopment Plan.
- It is necessary for the CRA to engage professionals, such as lawyers, real estate appraisers and other real estate service providers to assist in the review, negotiation and execution of a redevelopment agreement.
- Respond has agreed to enter into an Agreement, whereby Respond would pay the cost of the professional services rendered on behalf of the CRA.
- The CRA will procure appraisal services by use of an RFP process and will use General Counsel for legal services.
- The CRA will not incur any costs until the Redevelopment Cost Agreement is executed and Respond is contractually obligated to pay the costs.
- This Resolution seeks the approval of the proposed Cost Agreement only with the approval of any Redevelopment Agreement to be the subject of future Board action.

Purpose of Resolution: To authorize an agreement

Award Process: N/A

Cost Not To Exceed: Estimated \$15,000.00 to be paid by Respond, Inc.

Total Project Cost: Unknown

Source of Funds: Proposed developer will pay all costs of professionals.

**Resolution Authorizing the Camden Redevelopment Agency to Enter into
a Redevelopment Cost Agreement with Respond, Inc. in Connection with
the Proposed Redevelopment of Block 85, Lot 1 and Block 86, Lot 51
Located in the Camden North Gateway Redevelopment Area**

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 on November 13, 1992, in accordance with the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 et seq. ("LRHL") adopted the Camden North Gateway Redevelopment Plan (the "Plan") as to certain land more particularly described therein as the Redevelopment Area; and

WHEREAS, the Plan designated the CRA to implement redevelopment plans and projects in the Redevelopment Area; and

WHEREAS, Respond, Inc. ("Respond") proposes to redevelop an approximately two-acre parcel designated as Block 85, Lot 1 and Block 86, Lot 51 on the City of Camden Tax Map which is located at the intersection of 7th & Linden Streets (the "Site") as a retail shopping center; and

WHEREAS, the retail use proposed by Respond is a permitted use pursuant to the Plan and is deemed by the CRA to be an appropriate use for the redevelopment of the Site; and

04-03-13D (cont'd)

WHEREAS, the CRA requires appraisal, legal and other real estate transaction related professional services (the "Services") to assist the CRA in the review and negotiation of an acceptable Redevelopment Agreement for the Site; and

WHEREAS, the CRA proposes to enter into a Redevelopment Cost Agreement with Respond, or an affiliated entity, whereby Respond would provide funding to pay the cost of the Services;

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the Camden Redevelopment Agency that the Executive Director of the Agency, a duly authorized representative, is hereby authorized to negotiate and enter into a Redevelopment Cost Agreement with Respond, Inc., or its approved, designated, affiliated entity, for the payment of certain professional services fees incurred by CRA related to the negotiation and review, of a redevelopment agreement for Block 85, Lot 1 and Block 86, Lot 51 in an amount sufficient to pay the full cost of such Services and

- The CRA will not incur any costs until the Redevelopment Cost Agreement is executed and Respond is contractually obligated to pay the costs.
- This Resolution seeks the approval of the proposed Cost Agreement only with the approval of any Redevelopment Agreement to be the subject of future Board action.

BE IT FURTHER RESOLVED, that no cost shall be incurred by the CRA for the professional services described herein until the Redevelopment Cost Agreement has been executed; and

04-03-13D (cont'd)

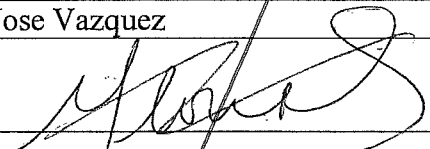
BE IT FURTHER RESOLVED, that this Resolution provides approval of a Cost Agreement only with the approval of any Redevelopment Agreement to be the subject of future Board action; and

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.

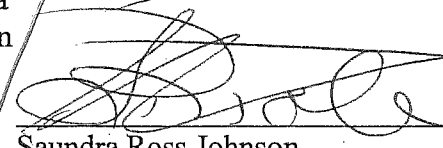
ON MOTION OF:

SECONDED BY:

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Gloria Pena			
Vance Bowman			
Kenwood Hagamin, Jr.			
Bryan Morton			
Louis Quinones			
Melinda Sanchez			
Jose Vazquez			



Gloria Pena
Chairperson

ATTEST: 

Saundra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta, Esq.

CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development

Resolution No: 04-03-13E

Resolution Title:

Resolution Authorizing the City of Camden Redevelopment Agency to Grant a Deed of Easement and Right of Way to New Jersey-American Water Company, Inc. to be Located on Block 810, Lot 4

Project Summary:

- The CRA entered into a redevelopment agreement with The Salvation Army (TSA) for the redevelopment of a 24 acre portion of the Harrison Avenue Landfill as the Kroc Community Center.
- The redevelopment agreement authorized the sale of Block 810, Lots 4, 5 & 6 to TSA.
- In August 2012 the CRA conveyed lots 5 and 6 to the TSA. Lot 4 will not be conveyed until the environmental remediation is complete, which is estimated to occur in early 2014.
- The New Jersey-American Water Company, Inc. (NJAWC) will be providing water service to the Kroc Community Center and in order to provide such service requires a utility easement across Lots 4, 5 & 6.
- In order to obtain the required water service TSA is granting the necessary water line easement to NJAWC for lots 5 & 6 and has requested that the CRA provide the necessary easement for Lot 4. 4

Purpose of Resolution: To grant a water line easement that is necessary for a redevelopment project.

Award Process: Grantee is a utility.

Cost Not To Exceed: One Dollar (\$1.00) consideration.

Total Project Cost: N/A

Source of Funds: N/A

04-03-13E

**Resolution Authorizing the City of Camden Redevelopment Agency to Grant
a Deed of Easement and Right of Way to New Jersey-American
Water Company, Inc. to be Located on Block 810, Lot 4**

WHEREAS, pursuant to Resolution 07-07-10A the Camden Redevelopment Agency (CRA) entered into a Redevelopment Agreement with The Salvation Army (TSA) regarding the disposition and redevelopment of certain real property currently designated as Block 810, Lots 4, 5 and 6, and commonly known as a portion of the Harrison Avenue Landfill, in the Cramer Hill Redevelopment Area for the development of the Kroc Community Center; and

WHEREAS, the CRA conveyed Lots 5 and 6 to TSA on August 16, 2012, but will not convey Lot 4 until completion of the environmental remediation of Lot 4 which is estimated to occur in early 2014.; and

WHEREAS, The New Jersey-American Water Company, Inc. (NJAWC) will be providing water service to the Kroc Community Center and in order to provide such service requires a utility easement for water lines across Lots 4, 5 & 6; and

WHEREAS, In order to obtain the required water service TSA is granting the necessary water line easement to NJAWC for lots 5 & 6 and has requested that the CRA provide the necessary easement for Lot 4; and .

WHEREAS, the CRA has determined it is in the best interest of the redevelopment project to grant such easement and right of way;

04-03-13E (cont'd)

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the City of Camden Redevelopment Agency that the CRA grant a utility water main easement and right of way in, under, across and over the property designated as Block 810, Lot 4, to New Jersey – American Water Company, Inc. for the purpose of installing, laying, operating, maintaining, inspecting, removing, repairing, renewing, replacing, relaying and adding to Water Mains for a consideration of One Dollar (\$1.00); with the form of said easement including but not limited to the specific location of the easement on lot 4 being subject to the approval of CRA staff and CRA Counsel; and

BE IT FURTHER RESOLVED, that CRA in granting such easement and right of way shall be advancing the purposes of and is not in violation of any obligations or covenants in the Redevelopment Agreement; and

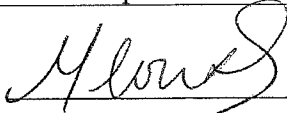
BE IT FURTHER RESOLVED, that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents, including a Deed of Easement and Right of Way for nominal consideration, necessary to carry out the purposes of this resolution and deliver same to New Jersey – American Water Company, Inc..

04-03-13E (cont'd)

ON MOTION OF: Louis Quinones

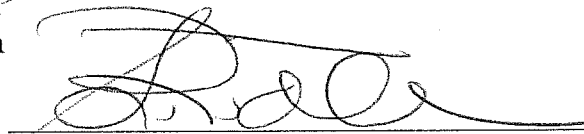
SECONDED BY: Kenwood Hagamin

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Gloria Pena	✓		
Vance Bowman			
Kenwood Hagamin, Jr.	✓		
Bryan Morton	✓		
Louis Quinones	✓		
Melinda Sanchez			
Jose Vazquez	✓		



Gloria Pena
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

Economic Development

Resolution No.: 04-03-13F

Resolution Title:

Resolution Authorizing an Amendment to the Remedial Work Management Agreement with The Salvation Army in Connection with the Remediation of a Portion of the Harrison Avenue Landfill

Project Summary:

- The CRA and The Salvation Army (TSA) entered into a Redevelopment Agreement for the redevelopment of a portion of the Harrison Avenue Landfill as the Kroc Community Center.
- The Redevelopment Agreement also authorized the CRA and TSA to enter into a Remedial Work Management Agreement (RWMA) whereby the TSA would manage the environmental remediation of the TSA Parcel and the Fringe Zone Area (an area of the Landfill outside of the TSA Parcel which will continue in CRA ownership) utilizing grant funds provided to the project.
- The cost of the remediation of the TSA Parcel is approximately \$800,000 more than originally anticipated and it is necessary to eliminate the remediation of the Fringe Zone Area from the current phase of the remediation to meet the budget.
- The increased cost is due to a need for additional clean fill.
- The NJ DEP has agreed to the elimination of the Fringe Zone Area from the current phase of remediation which will allow the project to proceed without the remediation of the Fringe Zone Area being completed..
- It is therefore necessary to amend the RWMA to formally reduce the scope of TSA's obligations.

Purpose of Resolution: To amend an agreement.

Award Process: N/A

Cost Not To Exceed: N/A

Total Project Cost: \$89.0 million

Source of Funds: HDSRF grants for remediation

04-03-13F

**Resolution Authorizing an Amendment to the Remedial Work
Management Agreement with The Salvation Army
in Connection with the Remediation of a Portion of the Harrison Avenue Landfill**

WHEREAS, Resolution 07-07-10A authorized the Camden Redevelopment Agency (CRA) to enter into a Remedial Work Management Agreement (“RWMA”) with The Salvation Army (TSA) whereby TSA, acting as the designated Redeveloper, utilizing funds provided by grants would provide management services and conduct the work necessary to complete the environmental remediation of and closure(collectively, the “Remedial Work”) of certain portions of the Harrison Avenue Landfill; and

WHEREAS, the Remedial Work included the environmental remediation of the TSA Parcel, currently designated as Block 810, Lots 4, 5, & 6 and certain portions of CRA property currently designated as Block 809 Lot 7, outside of the TSA Parcel and defined in the RWMA as the “Fringe Zone Area”; and

WHEREAS, due to unanticipated increases in the budget for the remediation of the TSA Parcel, it is necessary to eliminate certain Remediation Work items not immediately necessary for the remediation of the TSA Parcel and completion of the Kroc Community Center; and

04-03-13F (cont'd)

WHEREAS, it is determined to be in the best interest of the completion of the remediation of the TSA Parcel and the completion of the Kroc Community Center to eliminate the environmental remediation of the Fringe Zone Area from the current Remedial Work and include that work in a subsequent phase of the Harrison Avenue Landfill Remediation;

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the Camden Redevelopment Agency that the Remedial Work Management Agreement between the City of Camden Redevelopment Agency and The Salvation Army, dated November 29, 2011 be amended so as to remove The Salvation Army's obligation to provide management services and conduct the work necessary to complete the environmental remediation of and closure relative to the Fringe Zone Area only; and

BE IT FURTHER RESOLVED, that all other terms, conditions and obligations of the November 29, 2011 Agreement remain in full force and effect; and

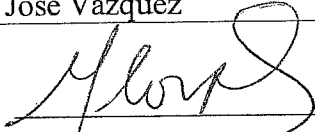
BE IT FURTHER RESOLVED, that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

04-03-13F (cont'd)

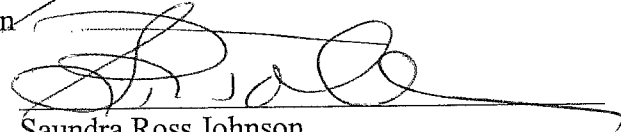
ON MOTION OF: Bryon Morton

SECONDED BY: Jose Vazquez

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Gloria Pena	✓		
Vance Bowman			
Kenwood Hagamin, Jr.	✓		
Bryan Morton	✓		
Louis Quinones	✓		
Melinda Sanchez	✓		
Jose Vazquez	✓		

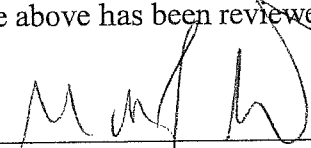


Gloria Pena
Chairperson

ATTEST: 

Sandra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.