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PUBLIC MEETING NOTICE

A Special Meeting of the Camden Redevelopment Agency Board of Commissioners will be held on Thursday, August 1 6:00 PM, at City Hall, Camden, NJ 08101.

AGENDA

- I. Call to Order - Chairperson**
- II. Roll Call - Board Clerk**
- III. Statement of Compliance with Open Public Meetings Act**
- IV. Review of Resolutions**
 - 08-01-13A Resolution Designating The Cooper Health System, a Non Profit Corporation, as Redeveloper of Project Areas A and B within the Cooper Plaza and Lanning Square Redevelopment Areas**
 - 08-01-13B Resolution Amending Resolution 06-27-13E Authorizing the City of Camden Redevelopment Agency to Enter into an Option Agreement (Project Area A) with The Cooper Health System, a New Jersey Non Profit Corporation, for the Sale and Redevelopment of Certain Properties within the Lanning Square Area by Adding Certain Properties to Such Option Agreement**
 - 08-01-13C Resolution Designating Cooper Lanning Square Renaissance School Facilities, Inc. as Redeveloper of Project Area C within the Lanning Square Redevelopment Area**
 - 08-01-13D Resolution Authorizing the City of Camden Redevelopment Agency to Enter into an Option Agreement (Project Area C) with Cooper Lanning Square Renaissance School Facilities, Inc. for the Sale and Redevelopment of Certain Properties in the Lanning Square Redevelopment Area**
- V. Public Comments**
- VI. Chairperson's Remarks and Observations**
- VII. Old Business**
- VIII. New Business**
- IX. Executive Session**
- X. Adjournment**

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Resolution No.: 08-01-13A

Resolution Title:

Resolution Designating The Cooper Health System, a Non Profit Corporation, as
Redeveloper of Project Areas A and B within the
Cooper Plaza and Lanning Square Redevelopment Areas

Project Summary:

- The Cooper Health System and/or through a permitted assignee proposes to redevelop certain real property within the Lanning Square Redevelopment Area and Cooper Plaza Redevelopment Areas (the “Redevelopment Areas”) as indicated below:
- Project Area A - located within Tax Assessment Map Blocks 179, 180, and 181 for new health sciences/retail uses (Project Area A).
- Project Area B - located within Tax Assessment Map Blocks 1404 and 1407 for new health services/retail uses along the Broadway corridor (Project Area B).
- CRA and the City of Camden own certain properties within the Redevelopment Areas and within the blocks Cooper proposes to undertake redevelopment projects, which are set forth on Exhibit A attached to this Resolution. Cooper will acquire the CRA and City parcels from CRA and together with parcels acquired by Cooper complete the Project Area sites A and B.
- CRA desires, in accordance with the Redevelopment Law, to designate the Cooper Health System as the Redeveloper of Project Area Sites A and B.
- CRA and Cooper Health System will execute appropriate redevelopment agreements for each of the Project Areas as approved by the CRA in the future.

08-01-13A (cont'd)

Purpose of Resolution:

To designate The Cooper Health System as Redeveloper

Award Process: N/A

Cost Not To Exceed: NA

Total Project Cost: TBA

Source of Funds: N/A

08-01-13A

**Resolution Designating The Cooper Health System, a Non Profit Corporation, as
Redeveloper of Project Areas A and B within the
Cooper Plaza and Lanning Square Redevelopment Areas**

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 and Cooper Plaza Redevelopment Area as areas in need of redevelopment (the “Redevelopment Areas”); and

WHEREAS, City Council adopted redevelopment plans for the Lanning Square and Cooper Plaza Redevelopment Areas (the “Redevelopment Plans”) 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 these Redevelopment Plans; and

WHEREAS, CRA is the owner of certain properties within the Redevelopment Areas designated as Blocks 179, 180, 181, 1404, and 1407 on the Official Tax Assessment Map of the City of Camden, County of Camden, and State of New Jersey as set forth in Exhibit “A” attached to this Resolution (the “CRA Parcels”); and

WHEREAS, the City of Camden, by an Ordinance to be introduced on 08-13-13, proposes to transfer to the CRA, parcels within the Redevelopment Areas designated as Blocks 180, ,1404 and 1407 on the Official Tax Assessment Map of the City of Camden, County of Camden, and State of New Jersey as set forth in Exhibit “A” attached to this Resolution (the “City Parcels” and collectively, “Project Areas A and B”); and

08-01-13A (cont'd)

WHEREAS, CRA desires, in accordance with the Redevelopment Law, to designate The Cooper Health System as the Redeveloper of Project Areas A and B ; and

WHEREAS, CRA and Cooper Health System will execute appropriate redevelopment agreements for each of the Project Areas as approved by the CRA in the future.

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the Camden Redevelopment Agency that The Cooper Health System is hereby designated, pursuant to the Redevelopment Law, as the Redeveloper of Project Areas A and B to undertake projects in the Lanning Square and Cooper Plaza Redevelopment Areas subject to the entering into of appropriate redevelopment agreements between the CRA and the Cooper Health System for each of the Project Areas as approved by the CRA in the future.

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: Jose Vazquez

SECONDED BY: Vance Bowman

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

WG

Gloria Pena

Melinda Sanchez

Co Chairperson

ATTEST:

Sandra Ross Johnson
Saundra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta
Mark P. Asselta, Esq.

EXHIBIT "A"
PROPERTY LIST

COOPER (PROJECT AREA A)

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

COOPER (PROJECT AREA B)

#	Block	Lot	Address	Redevelopment Area	CRA Parcels	City To CRA
1	1404	28	418 Broadway	Cooper Plaza		x
2	1404	30	422 Broadway	Cooper Plaza	x	
3	1407	1	428 Broadway	Cooper Plaza		x
4	1407	4	434 Broadway	Cooper Plaza		x
5	1407	50	430 Broadway	Cooper Plaza	x	
6	1407	51	432 Broadway	Cooper Plaza	x	

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Resolution No.: 08-01-13B

Resolution Title:

Resolution Amending Resolution 06-27-13E Authorizing the City of Camden Redevelopment Agency to Enter into an Option Agreement (Project Area A) with The Cooper Health System, a New Jersey Non Profit Corporation, for the Sale and Redevelopment of Certain Properties within the Lanning Square Area by Adding Certain Properties to Such Option Agreement

Project Summary:

- CRA by Resolution 06-27-13E authorized entry into an Option Agreement with The Cooper Health System in support of its proposal to redevelop Block 181 and portions of Block 1404 and 1407 within the Lanning Square Redevelopment Area.
- The proposed redevelopment will be for a health sciences use and/or a retail use.
- At this time, Cooper seeks to amend Resolution 06-27-13E to acquire additional vacant lots owned by CRA and designated as Block 179, Lot 15; and Block 180, Lots 6, 39, and 49 and described in Exhibit B attached.
- The City proposes to transfer two additional parcels to CRA for redevelopment by Cooper or its permitted assignee which are described in Exhibit B attached.
- With the proposed amendment a total of fourteen (14) CRA/City parcels will be included within the Option Agreement (Project Area A).
- Cooper will pay to CRA, a total non-refundable option fee of \$20,000 which is a \$5,000 increase in the option fee provided for in Resolution 06-27-13E.
- The term of the option agreement shall be 12 months.

Purpose of Resolution:

To authorize an option agreement, including sale of property.

08-01-13B (cont'd)

Award Process: N/A

Cost Not To Exceed: NA

Total Project Cost: TBA

Source of Funds: N/A

08-01-13B

**Resolution Amending Resolution 06-27-13E Authorizing the City of Camden
Redevelopment Agency to Enter into an Option Agreement (Project Area A) with
The Cooper Health System, a New Jersey Non Profit Corporation, for the Sale and
Redevelopment of Certain Properties within the Lanning Square
Redevelopment Area by Adding Certain Properties to Such Option Agreement**

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

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

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

WHEREAS, CRA by Resolution 06-27-13E, authorized an Option Agreement with The Cooper Health System, a non-profit, for the sale and redevelopment of certain CRA parcels described in Exhibit “A” attached to this Resolution in order to facilitate redevelopment by Cooper within the Lanning Square Redevelopment Area; and

WHEREAS, CRA also is the record owner of certain properties located in the Lanning Square Redevelopment Area designated as Block 179, Lot 15 and Block 180, Lots 6, 39, and 49 on the Official Tax Assessment Map of the City of Camden, County of Camden, State of New Jersey and more specifically described in Exhibit “B” attached (the “Additional CRA Parcels”); and

08-01-13B (cont'd)

WHEREAS, the City of Camden, by an Ordinance to be introduced on 08-13-13, proposes to transfer to the CRA, parcels designated as Block 180, Lots 31 and 33 and more specifically described in Exhibit B attached for nominal consideration and redevelopment purposes (the "City Parcels" and collectively the "CRA and City Parcels"); and

WHEREAS, CRA and The Cooper Health System now propose to amend Resolution 06-27-13E by adding the Additional CRA Parcels and the City Parcels to the Option Agreement between the CRA and The Cooper Health System; and

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the Camden Redevelopment Agency that the Executive Director, a duly authorized representative of the Camden Redevelopment Agency is hereby authorized and directed to amend an Option Agreement with The Cooper Health System by adding the Additional CRA Parcels and the City Parcels to the list of properties to be sold by the CRA to Cooper for fair market value as determined by appraisal for redevelopment of these parcels by Cooper for health sciences, and/or retail uses and by increasing the payment of the non-refundable Option Fee from Fifteen Thousand Dollars (\$15,000.00) to Twenty Thousand Dollars (\$20,000.00).

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: Vance Bowman

SECONDED BY: Jose Vazquez

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

ally
 Gloria Pena
 Chairperson

melinda Sanchez

ATTEST:

Sandra Ross Johnson
 Sandra Ross Johnson
 Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta
 Mark P. Asselta, Esq.

08-01-13B (cont'd)

EXHIBIT "A"
PROPERTY LIST
COOPER (PROJECT AREA A)

#	Block	Lot	Address	Neighborhood	CRA owned
1	181	78	224 S. 5th St	Lanning Square	X
2	181	79	222 S. 5th St	Lanning Square	X
3	181	80	220 S. 5th St	Lanning Square	X
4	181	83	214 S. 5th St	Lanning Square	X
5	181	84	212 S. 5th St	Lanning Square	X
6	181	85	210 S. 5th St	Lanning Square	X
7	181	86	208 S. 8th St	Lanning Square	X
8	181	87	206 S. 8th St	Lanning Square	X

08-01-13B (cont'd)

EXHIBIT "B"
PROPERTY LIST
COOPER (PROJECT AREA A)
ADDITIONAL PARCELS

#	Block	Lot	Address	Neighborhood	CRA owned	City To CRA
1	179	15/14	439 Benson St.	Lanning Square	x	
2	180	6	520 Stevens St.	Lanning Square	x	
3	180	31	WS Griffee 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	