

CITY OF CAMDEN REDEVELOPMENT AGENCY  
BOARD OF COMMISSIONERS  
REGULAR MONTHLY MEETING  
CITY HALL, COUNCIL CHAMBERS, 2<sup>nd</sup> FLOOR  
CAMDEN, NEW JERSEY

**AGENDA**

**July 10, 2013**

**6:00 PM**

**REVISED**

- I. Call to Order - Chairperson
- II. Roll Call - Board Clerk
- III. Statement of Compliance with Open Public Meetings Act
- IV. Review of Minutes
- V. Review of Executive Director's Report
- VI. Review of Resolutions
- 07-10-13A Resolution Authorizing the City of Camden Redevelopment Agency to Enter into a First Amendment to a Ground Lease Agreement with 1035 Line Street Company to Permit Parking on Block 1449, Lots 3 and 6 (the Alpha Metals Property)
- 07-10-13B Resolution Authorizing the Camden Redevelopment Agency to Enter into a Redevelopment Agreement with the PARKING AUTHORITY OF THE CITY OF CAMDEN for Certain Properties Located in the Downtown Redevelopment Area and Other Areas of the City and to Convey Such Properties to the PARKING AUTHORITY OF THE CITY OF CAMDEN Pursuant to Such Redevelopment Agreement
- 07-10-13C Resolution Amending Resolution 12-06-12A to Change the Name of the Purchaser of Block 284, Lots 13 & 14 (701-703 Broadway) to Broadway Associates 2010, LLC
- VII. Public Comments
- VIII. Chairperson's Remarks and Observations
- IX. Old Business
- X. New Business
- XII. Executive Session
- XIII. Adjournment

**CITY OF CAMDEN REDEVELOPMENT AGENCY**  
**RESOLUTION SUMMARY**

Resolution No.: 07-10-13A

Resolution Title:

**Resolution Authorizing the City of Camden Redevelopment Agency to Enter into a First Amendment to a Ground Lease Agreement with 1035 Line Street Company to Permit Parking on Block 1449, Lots 3 and 6 (the Alpha Metals Property)**

Project Summary:

CRA owns Block 1449 Lots 3 and 6 (the Alpha Metals Property) and currently leases the property to 1035 Line Company, an affiliate of Campbell Soup Company. The Tenant has completed the demolition of the industrial building on the site and NJ Department of Environmental Protection is remediating the environmental contamination on the property.

Purpose of Resolution:

Authorize a First Amendment to Ground Lease Agreement to permit a part of the property to be used for surface parking at an increased rent to be paid to CRA with all improvements to be paid for by the Tenant.

Award Process:

N/A

Cost Not To Exceed: CRA will not incur any costs for the parking improvements to be constructed on the property.

Total Project Cost: N/A

07-10-13A

**Resolution Authorizing the City of Camden Redevelopment Agency  
to Enter into a First Amendment to a Ground Lease Agreement with  
1035 Line Street Company to Permit Parking on Block 1449, Lots 3 and 6  
(the Alpha Metals Property)**

**WHEREAS**, the City of Camden Redevelopment Agency (CRA) is the redevelopment entity charged with implementation of various redevelopment plans adopted by the City of Camden throughout the City, including the Gateway Redevelopment Plan, as amended, which relates to a redevelopment area known as the Gateway Redevelopment Area; and

**WHEREAS**, one of the commercial/industrial properties located in the Gateway Redevelopment Area is Block 1449, Lots 3 & 6 the (“Property”) which had been extensively contaminated by prior owners and operators of the property;

**WHEREAS**, CRA is the current owner of the Property and acquired the Property from the City of Camden after the completion of a tax foreclosure proceeding;

**WHEREAS**, the Property is in close proximity to facilities owned and operated by Campbell Soup Company or its affiliate companies;

**WHEREAS**, on or about July 30, 2012 the CRA, the New Jersey Environmental Protection Agency (“NJDEP”) and 1035 Line Company (an affiliate of Campbell Soup Company) entered into Ground Lease Agreement, Project Redevelopment Agreement, Environmental Agreement and Subordination Agreement which provided for the NJDEP to remediate the Property at the cost and expense of the NJDEP, for 1035 Line Company to

07-10-13A (cont'd)

demolish the abandoned industrial property on the Property at its expense (subject to a right to reimbursement upon conveyance of the Property) and for CRA to lease the Property to 1035 Line Company during the period that the Property is being remediated with the tenant having an option to purchase the Property for fair market value at any time during the lease;

**WHEREAS**, 1035 Line Company has taken possession of the Property under the Ground Lease and has completed its obligation to demolish the industrial property on the Property at a cost in excess of Eight Hundred Thousand Dollars (\$800,000);

**WHEREAS**, the Ground Lease requires 1035 Line Company during the lease term to pay all real estate taxes for the Property and all other operating expenses for the Property with the condition that the Property would not be used for any use other than as open space without the consent of the CRA; and

**WHEREAS**, 1035 Line Company proposes to pave a portion of the Property at its expense and to use this area for parking for the employees, visitors and guests of Campbell Soup Company and its related entities, with the stipulation that the area would not be used for general public parking: and

**WHEREAS**, 1035 Line Company has proposed to pay the CRA the additional amount of Five Hundred Dollars per month (\$500.00) per month for each month that it uses the paved area as a parking lot:

**WHEREAS**, the amount of rent proposed by 1035 Line Company reflects fair market value rent for vacant property to be used for parking as reflected in recent lease arrangements in the area;

07-10-13A (cont'd)

**WHEREAS**, the NJDEP has consented to the construction of the paved area and the use of the property for parking, and

**WHEREAS**, the CRA has determined that it would be in the best interests of the public for it to enter into a lease amendment with 1035 Line Company to permit parking at the Property for the rent specified above and pursuant to such other terms and conditions that are agreed to by CRA staff and set forth in a written lease amendment document as the proposed use will foster the commercial uses in the area, will result in additional revenue to the CRA without any capital expense and will increase the tax ratables for the Property,

**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 City of Camden Redevelopment Agency, is hereby authorized to enter into a First Amendment to Ground Lease Agreement with 1035 Line Street Company to permit parking at the Property for the additional rent of Five Hundred Dollars (\$500.00) per month subject to such other terms and conditions that are agreed to by CRA staff and set forth in a written lease amendment document.

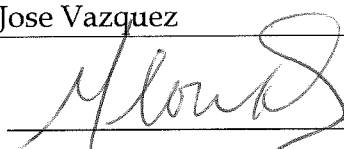
**BE IT FURTHER RESOLVED**, that the Executive Director, or her designee, is hereby authorized and directed to take all actions and to execute all documents necessary to carry out the purposes of this resolution.

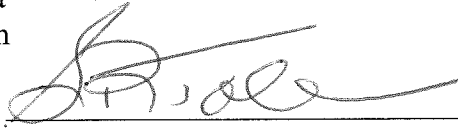
07-10-13A (cont'd)

ON MOTION OF: Louis Quinones

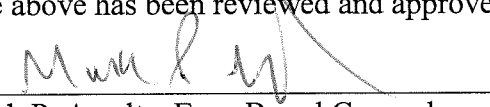
SECONDED BY: Melinda Sanchez

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., Board Counsel

**CITY OF CAMDEN REDEVELOPMENT AGENCY**  
**RESOLUTION SUMMARY**

**Resolution No.:** 07-10-13B

**Resolution Title:**

**Resolution Authorizing the Camden Redevelopment Agency to Enter into a Redevelopment Agreement with the PARKING AUTHORITY OF THE CITY OF CAMDEN for Certain Properties Located in the Downtown Redevelopment Area and Other Areas of the City and to Convey Such Properties to the PARKING AUTHORITY OF THE CITY OF CAMDEN Pursuant to Such Redevelopment Agreement**

**Project Summary:**

- The CRA owns certain properties in the Downtown Redevelopment Area and in other areas of the City which are set forth on Exhibit A attached to this resolution.
- The Parking Authority of the City of Camden proposes to construct a new academic/retail/office/residential building of not less than sixty thousand (60,000) square feet and a new parking facilities on some of the CRA Parcels located in block 175.
- The remainder of the CRA Parcels would be used as a staging area for the construction project and/or for future projects to be undertaken by the Parking Authority and/or the City of Camden or other public entities including new public plazas, expansion of the Walter Rand Transportation Center and the construction of a new municipal parking lot.
- The Parking Authority proposes a total purchase price of One Million, Two Hundred Thousand Dollars (\$1,200,000.00) for the CRA Parcels which would be paid in phases and subject to certain credits to be taken by the Parking Authority for costs to investigate and remediate any environmental conditions on the CRA parcels
- Any of the CRA Parcels that are subject to rights of third party developers that cannot be cleared will be excluded from the redevelopment agreement with a mutually agreed upon adjustment of the purchase price.

**07-10-13B (cont'd)**

**Purpose of Resolution:**

- Authorize a Redevelopment Agreement with the City of Camden Parking Authority and the Conveyance of the CRA Parcels to the Parking Authority pursuant to the Redevelopment Agreement.

**Award Process:** N/A

**Cost Not To Exceed:** N/A

**Total Project Cost:** TBD

**Source of Funds:** N/A



**Resolution Authorizing the Camden Redevelopment Agency to Enter into a Redevelopment Agreement with the PARKING AUTHORITY OF THE CITY OF CAMDEN for Certain Properties Located in the Downtown Redevelopment Area and Other Areas of the City and to Convey Such Properties to the PARKING AUTHORITY OF THE CITY OF CAMDEN Pursuant to Such Redevelopment Agreement**

**WHEREAS**, the 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"), 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 Downtown Redevelopment Area as an area in need of redevelopment (the Redevelopment Area"); and

**WHEREAS**, City Council adopted a redevelopment plan for the Downtown Redevelopment Area (the "Redevelopment Plan") in accordance with the Redevelopment Law; and

**WHEREAS**, City Council designated the CRA as the redevelopment entity pursuant to the Redevelopment Law to implement the Redevelopment Plan and carry out redevelopment projects within the 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 the Redevelopment Plan; and

**WHEREAS**, CRA is the owner of the properties set forth on Exhibit "A" attached to this Resolution which are located within the Redevelopment Area and other areas of the City (the "CRA Parcels"); and

07-10-13B (cont'd)

**WHEREAS**, the Parking Authority of the City of Camden (the "Parking Authority") intends to develop and construct a academic/retail/office/residential building of not less than sixty thousand (60,000) square feet (with such ancillary improvements, facilities and/or infrastructure deemed necessary by the Parking Authority) and a new parking facility on some of the CRA Parcels located within Block 175 which is located in the Downtown Redevelopment Area and subject to the Redevelopment Plan; and

**WHEREAS**, the remainder of the CRA parcels would be used as a staging area for the construction project and/or for additional projects to be undertaken by the Parking Authority and/or the City of Camden or other public entities including two new public plazas, expansion of the Walter Rand Transportation Center and the construction of a new municipal parking lot; and

**WHEREAS**, the Parking Authority proposes to pay to the CRA the total purchase price of One Million, Two Hundred Thousand Dollars (\$1,200,000.00) for the CRA Parcels which amount would be paid in phases and which would be subject to certain credits to be taken by the Parking Authority for the costs to investigate and remediate any environmental conditions on the CRA Parcels; and

**WHEREAS**, any of the CRA Parcels that are subject to rights of third party developers that cannot be cleared will be excluded from the redevelopment agreement with a mutually agreed upon adjustment of the purchase price; and

**WHEREAS**, the CRA deems the Parking Authority's proposed use of the CRA Parcels to be an appropriate use of the property that will foster new redevelopment in the Redevelopment Area and other areas of the City including the new building and parking facility to be constructed by the Parking Authority and that it is in the best interests of the CRA and the City to enter into a redevelopment agreement with the Parking Authority which provides for the proposed project.

**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 enter into a redevelopment agreement with the Parking Authority of the City of Camden for the redevelopment of the CRA Parcels for a new 60,000 square foot academic/retail/office/residential building and new related parking facility which redevelopment agreement shall be in the form of the agreement attached to this resolution as Exhibit B with such changes to the agreement as approved by the Executive Director of the CRA; and

07-10-13B (cont'd)

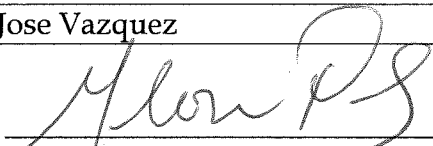
BE IT FURTHER RESOLVED that the Executive Director, a duly authorized representative of the Camden Redevelopment Agency is hereby authorized to convey the CRA Parcels to the Parking Authority of the City of Camden pursuant to the terms of the redevelopment agreement authorized by this resolution and;

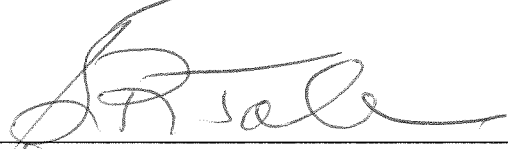
BE IT FURTHER RESOLVED, that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

ON MOTION OF: Commissioner Vance Bowman

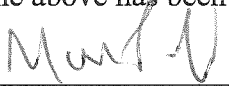
SECONDED BY: Commissioner Louis Quinones

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., Board Counsel