

**CIT OF CAMDEN REDEVELOPMENT AGENCY**  
**RESOLUTION SUMMARY**

Resolution No.: 06-27-13A

Resolution Title:

**Resolution Authorizing the City of Camden Redevelopment Agency to Enter into a Professional Services Agreement with Ballard Spahr for the Provision of Legal Services Related to the Cooper Plaza/Lanning Square Cooper Health System Development**

Project Summary:

Cooper Health System, a NJ non-profit, is involved in the assemblage of land for Camden City based Eds and Meds partners (Cooper, Rowan, and Rutgers University). These partners are engaged in institutional redevelopment activities in the Cooper/Lanning neighborhoods which may include several health sciences buildings, elementary and high schools, and supportive retail and/or commercial projects.

Properties owned by the CRA within the boundaries of the various redevelopment project sites will be conveyed for fair market value to Cooper Health System via redevelopment agreement

The CRA desires to enter into three (3) separate Option Agreements and eventually Redevelopment Agreements with Cooper for the properties.

The CRA requires legal counsel services related to the various land transactions and Agreements to be drafted for transfer of title and closing with Cooper.

Purpose of Resolution:

To authorize the CRA to enter into a professional services contract for the provision of legal counsel services with the firm of **Ballard Spahr**.

Award Process:

The CRA issued a Request for Qualifications for the provision of legal services and the firm of **Ballard Spahr** has been pre-qualified by the Board of Commissioners.

Cost Not To Exceed:

\$33,500XXX – Provided by Cooper Health System via Option Agreement

Total Project Cost:

N/A

06-27-13A

**Resolution Authorizing the City of Camden Redevelopment Agency to Enter into a Professional Services Agreement with Ballard Spahr for the Provision of Legal Services Related to the Cooper Plaza/ Lanning Square Cooper Health System Development**

**WHEREAS**, the City of Camden Redevelopment Agency (CRA) is the redevelopment entity charged with implementation of the Cooper Plaza and Lanning Square Redevelopment Plans, respectively adopted by the City of Camden in 2005 and 2011; and

**WHEREAS**, Cooper Health System, a NJ non-profit, is involved in the assemblage of land for Camden City based Eds and Meds partners (Cooper, Rowan, and Rutgers University) who are engaged in institutional redevelopment activities in the Cooper/Lanning neighborhoods which may include several health sciences buildings, elementary and high schools, and supportive retail and/or commercial projects; and

**WHEREAS**, Properties owned by the CRA within the boundaries of the various redevelopment project sites will be conveyed for fair market value to Cooper Health System via redevelopment agreement; and

**WHEREAS**, the CRA desires to enter into three (3) separate Option Agreements and eventually Redevelopment Agreements with Cooper for the properties; and

**WHEREAS**, the CRA requires legal counsel services related to the various land transactions and Agreements to be drafted and for the transfer of title and closing with Cooper; and

**06-27-13A (cont'd)**

**WHEREAS**, the CRA issued a Request for Qualifications for legal services and Ballard Spahr has been approved by the CRA Board of Commissioners as a pre-qualified firm; and

**WHEREAS**, the firm of Ballard Spahr has been selected as the firm to provide the necessary legal counsel services, and

**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 contract with the firm of Ballard Spahr to provide legal counsel services related to the Cooper Plaza/Lanning Square Cooper Health System Development at a cost not to exceed THIRTY-THREE THOUSAND FIVE HUNDRED DOLLARS (\$33,500.00) which cost will be borne by the redeveloper pursuant to appropriate option and redevelopment agreements.

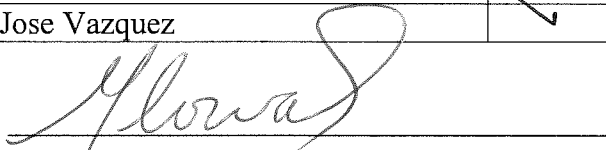
**BE IT FURTHER RESOLVED**, that the Executive Director, or her designee, is hereby authorized and directed to take all actions and to execute all documents necessary to carry out the purposes of this resolution.

06-27-13A (cont'd)

ON MOTION OF: Vance Bowman


SECONDED BY: 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:

  
Saundra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.

  
~~Mark P. Asselta, Esq., Board Counsel~~  
Killean Bezick

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

Housing

Resolution No.: 06-27-13B

Resolution Title:

**Resolution Authorizing the City of Camden Redevelopment Agency to Enter into  
a Professional Service Agreement with J. McHale & Associates, Inc. for the  
Provision of Appraisal Services for Parcels Related to the Cooper Plaza/Lanning Square  
Cooper Health System Development**

Project Summary:

The City of Camden has or will convey six (6) properties to the CRA to be sold to Cooper Health System for the Cooper Plaza/Lanning Square Cooper Health System development project for fair market value.

The CRA requires the services of an appraisal firm to determine the fair market value of the parcels.

Purpose of Resolution:

To seek authorization to enter into a contract with the firm of J. McHale & Associates, Inc. to provide appraisal services for properties identified in Exhibit "A."

Award Process:

Request for Pricing from the Pre-qualified list of appraisers.

Cost Not To Exceed:

Source: NSP2 and Option Agreement with Cooper Health System  
\$21,500.00

Total Project Cost:

N/A

06-27-13B

**Resolution Authorizing the City of Camden Redevelopment Agency to Enter into  
a Professional Service Agreement with J. McHale & Associates, Inc. for the  
Provision of Appraisal Services for Parcels Related to the Cooper Plaza/Lanning Square  
Cooper Health System Development**

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

**WHEREAS**, the CRA requires the services of an appraisal firm to determine the fair market value of the parcels; and

**WHEREAS**, J. McHale & Associates, Inc. is on the current CRA pre-qualified list of appraisers and responded to the CRA's request for pricing and offered to complete the requested work for a fixed price of TWENTY-ONE THOUSAND FIVE HUNDRED DOLLARS (\$21,500.00) for the completion of all required appraisals;

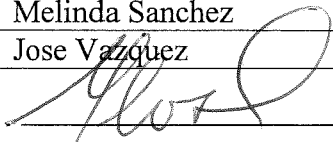
**WHEREAS**, the CRA desires to enter into a contract with the firm of J. McHale & Associates, Inc. to provide appraisal services for properties identified in Exhibit "A,"

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency that the Executive Director of the Agency, a duly authorized representative of the Camden Redevelopment Agency, is hereby authorized to enter into a contract with the firm of J. McHale & Associates, Inc. to provide appraisal services for the properties identified in Exhibit "A" for a total cost not to exceed TWENTY-ONE THOUSAND FIVE HUNDRED DOLLARS (\$21,500.00).

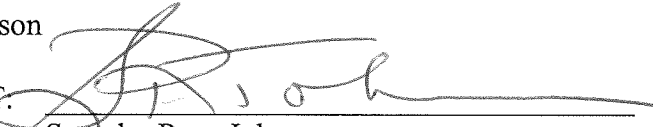
ON MOTION OF:            Jose Vazquez

SECONDED BY:            Louis Quinones

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


  
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Gloria Pena  
Chairperson

ATTEST:   
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Sandra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.

  
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Mark P. Asselta, Esq., Board Counsel

Colleen Bezich

**EXHIBIT "A"**  
**Cooper Health System**  
**Development**  
**Cooper/Lanning Parcel List**

#	Block	Lot	Address	Neighborhood
1	181	78	224 S. 5th St	Lanning Square
2	181	79	222 S. 5th St	Lanning Square
3	181	80	220 S. 5th St	Lanning Square
4	181	81	218 S. 5th St	Lanning Square
5	181	82	216 S. 5th St	Lanning Square
6	181	83	214 S. 5th St	Lanning Square
7	181	84	212 S. 5th St	Lanning Square
8	181	85	210 S. 5th St	Lanning Square
9	181	86	208 S. 8th St	Lanning Square
10	181	87	206 S. 8th St	Lanning Square
11	1404	28	1418 Broadway	Cooper Plaza
12	1404	30	422 Broadway	Cooper Plaza
13	1407	1	428 Broadway	Cooper Plaza
14	1407	4	434 Broadway	Cooper Plaza
15	1407	50	430 Broadway	Cooper Plaza
16	1407	51	432 Broadway	Cooper Plaza
17	191	2	441 Henry St	Lanning Square
18	191	3	443 Henry St.	Lanning Square
19	191	4	445 Henry St.	Lanning Square
20	191	9	449 Henry St.	Lanning Square



	06-27-13B (cont'd)		EXHIBIT "A" (cont'd)	
21	191	10	451 Henry St.	Lanning Square
22	191	63	444 West St.	Lanning Square
23	192	21	443 S. 5th St.	Lanning Square
24	192	22	445 S. 5th St.	Lanning Square
25	192	23	447 S. 5th St.	Lanning Square
26	192	24	NW 5th & Berkley St.	Lanning Square
27	192	26		Lanning Square
28	192	27		Lanning Square
29	192	28	455 Berkley St.	Lanning Square
30	192	29	453 Berkley St.	Lanning Square
31	192	29	452 Henry St.	Lanning Square
32	192	31	450 Henry St.	Lanning Square
33	192	32	448 Henry St.	Lanning Square
34	192	33	446 Henry St.	Lanning Square
35	192	34	444 Henry St.	Lanning Square
36	195	36	442 Berkley St.	Lanning Square
37	195	37	444 Berkley St.	Lanning Square
38	195	42	512 West St.	Lanning Square
39	195	46	520-522 West St.	Lanning Square
40	196	48	454-456 Berkley St.	Lanning Square
41	196	54		Lanning Square
42	196	57		Lanning Square
43	196	58	519 S. 5th St.	Lanning Square
44	196	59	445 Clinton St.	Lanning Square
45	196	61		Lanning Square
46	179	15/14	439 Benson St.	Lanning Square
47	180	6	520 Stevens St.	Lanning Square
48	180	31	WS Griffee 69 N. Benson St.	Lanning Square
49	180	33	517 Benson St.	Lanning Square
50	180	39	505 Benson St.	Lanning Square
51	180	49	502-504 Stevens St.	Lanning Square

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

Housing

Resolution No.: 06-27-13C

Resolution Title:

**Resolution Authorizing the Camden Redevelopment Agency to Accept Conveyance  
by the City of Camden of Block 1419, Lot 3 Located in the Cooper Plaza  
Redevelopment Area**

Project Summary:

- The City of Camden desires to transfer to the CRA one parcel, 606 Broadway (Block 1419, Lot 3) to further economic redevelopment in Cooper Plaza.
- CRA upon accepting this property from the City of Camden, in turn, will convey the property to the Reliance Medical Group who will redevelop the building that is located on this property as part of its expansion of its adjacent medical offices.
- The City of Camden acquired 606 Broadway under the Abandoned Property Act to facilitate the building's redevelopment. Reliance Medical Group is paying the City for the City's cost of acquisition.
- On 05-13-13 the City of Camden, introduced an Ordinance which authorized the transfer of the property to CRA for \$1.00, with the understanding that the CRA will convey the property to the Reliance Medical Group for its expansion project.

Purpose of Resolution:

Accept conveyance of real property from the City of Camden

Award Process: N/A

Cost Not To Exceed:

\$1.00

Total Project Cost: N/A

Source of Funds:

N/A

**Resolution Authorizing the City of Camden Redevelopment Agency  
to Accept Conveyance by the City of Camden of Block 1419, Lot 3  
Located in the Cooper Plaza Redevelopment Area**

**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”) adopted, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., the Cooper Plaza 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 these Redevelopment Areas; and

**WHEREAS**, the City of Camden by an Ordinance, introduced on 05-13-13, proposes to transfer to the CRA, a parcel described as Block 1419, Lot 3 for the consideration of \$1.00 for redevelopment purposes (“the Property”); and

**WHEREAS**, the Reliance Medical Group proposes to undertake the redevelopment of the Property together with the expansion of an existing, adjacent medical office owned and operated by the Reliance Medical Group; and

**WHEREAS**, upon its acquisition of the Property from the City, the CRA will convey the Property to the Reliance Medical Group for a consideration of \$1.00 who will reimburse the City for the City’s cost to acquire the Property; and

**WHEREAS**, the City of Camden will retain a right of reversion in the Deed transferring the property to the CRA, which will take effect if the subject parcel is not sold to a third party redeveloper within twenty-four (24) months from the date of conveyance to the CRA; and

**WHEREAS**, the CRA desires to accept the transfer of this parcel from the City of Camden to further redevelopment in the Cooper Plaza neighborhood.

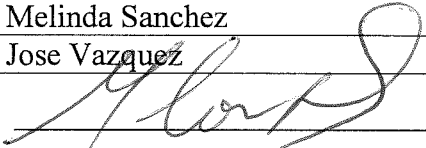
**NOW, THEREFORE, BE IT RESOLVED**, by the governing body of the Camden Redevelopment Agency that the Executive Director, a duly authorized representative of the Camden Redevelopment Agency, upon adoption by the City of Camden of an Ordinance authorizing the transfer to the CRA is authorized and directed to accept conveyance of the parcel described on the Official Tax Assessment Map of the City of Camden, County of Camden, State of New Jersey as Block 1419, Lot 3 for purposes of re-conveyance of the Property to the Reliance Medical Group for the expansion of its existing, adjacent medical offices pursuant to an acceptable redevelopment agreement for a consideration that is equal to the City's cost of acquiring the Property 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: 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	✓		


  
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Gloria Pena  
Chairperson

ATTEST:   
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Sandra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.

  
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~~Mark P. Asselta, Esq., Board Counsel~~  
Colleen Bezich