

CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Finance

Resolution No.: 04-03-13A

Resolution Title:

**Resolution Authorizing the Camden Redevelopment Agency to Add
Melinda Sanchez and Bryan Morton to the List of Authorized Signatories
for the Agency's Accounts held at PNC Bank and to Remove Prior Office Holders
from Such Accounts**

Project Summary:

A reorganization of the Board of Commissioners was conducted on January 16, 2013 and new appointments have been made for the positions of Board Chairperson and Treasurer, who also serves as Finance Committee Chairperson.

A revised signatory authorization is required to change the names on the PNC Bank Accounts.

In times when the Executive Director is unavailable and disbursements cannot be delayed, the Finance Director may request one of the signatories to fully execute a CRA check.

Purpose of Resolution: To authorize the CRA to add Ms. Sanchez and Mr. Morton to the list of authorized signatories for the CRA bank accounts and to remove prior office holders from such accounts.

Award Process: N/A

Cost Not To Exceed: N/A

Source of Funds: N/A

Total Project Cost: N/A

04-03-13A

**Resolution Authorizing the Camden Redevelopment Agency to Add
Melinda Sanchez and Bryan Morton to the List of Authorized Signatories
for the Agency's Accounts held at PNC Bank and to Remove Prior Office Holders
from Such Accounts**

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

WHEREAS, to this end, the CRA must conduct business on a day-to-day basis in order to carry out its mission; and

WHEREAS, a reorganization of the Board of Commissioners was conducted on January 16, 2013 and new appointments have been made for the positions of Board Vice Chairperson (Melinda Sanchez) and Treasurer (Bryan Morton) who also serves as the Chairperson of the Finance Committee; and

WHEREAS, in times when the Executive Director is unavailable and disbursements cannot be delayed, the Finance Director may request one of the signatories to fully execute a CRA check;

WHEREAS, the standard practice of the CRA has been to include the current Chairperson of the Board and the current Treasurer of the Board as authorized signatories for accounts held at PNC Bank, and

WHEREAS, the current Board Chairperson is an employee of PNC Bank and is, therefore, unable to be one of the two authorized Board signatories,

04-03-13A (cont'd)

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 of the Camden Redevelopment Agency, is hereby authorized to revise the authorized signatories on accounts held at PNC Bank by removing the outgoing Board and Finance Committee Chairpersons from the list of authorized signatories on accounts held at PNC Bank and to add Melinda Sanchez and Bryan Morton to the list of authorized signatories on accounts held at PNC Bank.

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.: 04-03-13B

Resolution Title:

**Resolution Authorizing the Camden Redevelopment Agency to Enter into
a Master Lease with the Parking Authority of the City of Camden**

Project Summary:

- CRA owns 6 lots in the Downtown and Waterfront areas that it has leased for many years to the Parking Authority (PACC).
- The PACC uses the lots for vehicle parking and as event venues.
- The PACC has paid the CRA annual rent in the amount of \$149,316.36 for the use of the parking areas.
- The CRA seeks to memorialize the parking arrangement in a written agreement that includes a new term for 5 years that would commence upon approval of the agreement by both PACC and CRA.
- Under the new agreement the PACC will continue to pay the current amount, \$149,316.36 for years 1 and 2 with a 3% increase for the balance of the five year term.
- PACC is responsible for all costs and expenses needed to operate and maintain the parking areas.
- The new agreement will provide CRA with the right to remove from the agreement any properties that are needed for redevelopment projects by providing PACC with 90 days advance notice.

Purpose of Resolution:

To authorize a lease with a public entity.

Award Process:

Public entity to public entity.

Cost Not To Exceed:

CRA to receive \$149,316.36 annually for years 1 and 2 of the agreement with a 3% increase for the balance of the five year term.

04-03-13B (cont'd)

Total Project Cost:

N/A

Source of Funds:

N/A

04-03-13B

**Resolution Authorizing the Camden Redevelopment Agency to Enter into a Master Lease
with the Parking Authority of the City of Camden**

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

WHEREAS, the provision of adequate vehicle parking is a key element of various redevelopment projects in Camden; and

WHEREAS, the CRA is the owner of certain real property in Camden, which is more specifically described in Exhibit "A" and which the CRA desires to make available for vehicle parking and for public events; and

WHEREAS, the Parking Authority of the City of Camden ("PACC") is the municipal authority charged with the management of parking facilities in Camden; and

WHEREAS, the PACC has previously paid the CRA the annual amount of \$149,316.36 for the use of the parking areas set forth on Exhibit A and;

WHEREAS, CRA deems it to be in the best interests of the City and the CRA to permit the properties included on Exhibit A to be used for parking until the property is needed for a redevelopment project which use will generate revenue for both the PACC and the CRA; and

04-03-13B (cont'd)

WHEREAS, The CRA seeks to memorialize the parking arrangement in a written agreement that includes a new term for 5 years that would commence upon approval of the agreement by both PACC and CRA; and

NOW, THEREFORE, BE IT RESOLVED, that the Executive Director, a duly authorized representative of the Camden Redevelopment Agency is hereby authorized and directed to negotiate and enter into a Master Lease with the Parking Authority of the City of Camden for parking and event venues on certain real property included in Exhibit "A," which includes the following terms:

- The term of the Lease shall be for five years.
- The PACC shall pay an Annual Payment of \$149,316.36 for years 1 (and 2 of the agreement).
- The Annual Payment will increase by 3% for the three years remaining on the agreement
- PACC shall be responsible for all costs and expenses needed to operate and maintain the parking areas.
- CRA shall have the right to remove from the agreement any properties that are needed for redevelopment projects by providing PACC with 90 days advance notice.

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.

04-03-13B (cont'd)

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.: 04-03-13C

Resolution Title:

**Resolution Authorizing the Camden Redevelopment Agency to Enter into
a Short-Term Lease with the Parking Authority of the City of Camden
in Connection with Block 175, Lot 5**

Project Summary:

- The CRA owns the former Woolworth's lot located at the corner of Broadway and Federal Streets **known as Block 175 Lot 5 of the tax map aka Block N.**
- The Parking Authority proposes to use the lot for monthly parking on a short-term basis and to enter into a written agreement with the CRA for a term of two years.. The Parking Authority proposes to pay the CRA 10% of gross revenue received by the Parking Authority for parking at the property.
- The Parking Authority would also be responsible for all costs and expenses needed to operate and maintain the parking area.
- CRA would have the right to terminate the agreement if the property was needed for a redevelopment project by providing the Parking Authority with 90 days advance notice.

Purpose of Resolution:

To authorize a lease to a public entity.

Award Process:

Public entity to public entity.

Cost Not To Exceed:

The CRA is estimated to receive the following amounts: 50 spaces at \$80/month = \$4,000 x 10% = \$400/month to CRA or \$4,800 annually.

Total Project Cost:

Site to be improved by the Parking Authority

Source of Funds: N/A

04-03-13C

**Resolution Authorizing the Camden Redevelopment Agency to Enter into
a Short-term Lease with the Parking Authority of the City of Camden
in Connection with Block 175, Lot 5**

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

WHEREAS, the provision of adequate vehicle parking is a key element of various redevelopment projects in Camden; and

WHEREAS, the CRA is the owner of certain real property in Camden, designated as Block 175, Lot 5, and commonly known as the “Woolworth Lot” or Block N, which the CRA desires to make available for vehicle parking; and

WHEREAS, the Parking Authority of the City of Camden (“PACC”) is the municipal authority charged with the management of parking facilities in Camden; and

WHEREAS, The PACC proposes to use the Woolworth Lot for monthly parking on a short-term basis and to enter into a written agreement with the CRA for a term of two years; and

WHEREAS, CRA deems it to be in the best interests of the City and the CRA to permit the Woolworth Lot to be used for parking until the property is needed for a redevelopment project which use will generate revenue for both the PACC and the CRA; and

04-03-13C (cont'd)

NOW, THEREFORE, BE IT RESOLVED, that the Executive Director, a duly authorized representative of the Camden Redevelopment Agency is hereby authorized and directed to negotiate and enter into a Short-term Lease with the Parking Authority of the City of Camden for parking on Block 175 Lot 5 which includes the following terms:

- The term of the Lease is two years.
- The PACC is to pay to the CRA an Annual Payment of 10% of all gross revenue received by the PACC for parking at the Woolworth Lot.
- The Parking Authority is to be responsible for all costs and expenses needed to operate and maintain the parking area.
- The CRA is to have the right to terminate the agreement at any time if the property is needed for a redevelopment project by providing the Parking Authority with 90 days advance notice.

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.

04-03-13C (cont'd)

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.: 04-03-13D

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.

04-03-13D

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

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:

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.

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:

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.