



## **PUBLIC MEETING NOTICE**

**The City of Camden Redevelopment Agency's Board of Commissioners  
will hold its Regular Monthly Meeting on Wednesday, October 2, 6:00 PM  
at City Hall, Council Chambers, 2<sup>nd</sup> Floor,  
520 Market Street, Camden, NJ**

### **AGENDA**

- 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**
  - 10-02-13A Resolution Designating Camden Renaissance Associates, LLC as the Redeveloper of the Admiral Wilson North Redevelopment Area and Authorizing the City of Camden Redevelopment Agency to Enter into a Cost Agreement and to Negotiate a Proposed Redevelopment Agreement with Camden Renaissance Associates, LLC for the Development of a Regional Shopping Center Including a Major Grocery Chain Store On Property Located in the Redevelopment Area (Shoprite)**
  - 10-02-13B Resolution Authorizing the Camden Redevelopment Agency to Accept the Conveyance of Various Properties from the City of Camden in the Admiral Wilson Boulevard North Redevelopment Area for the Development of a Regional Shopping Center Including a Major Grocery Chain Store in the Redevelopment Area (Shoprite)**
  - 10-02-13C 2014 Authority Budget Resolution  
Camden Redevelopment Agency  
FISCAL YEAR: FROM January 1, 2014 TO December 31, 2014**

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CITY OF CAMDEN

- 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**

Economic Development

Resolution No.: 10-02-13A

Resolution Title:

**Resolution Designating Camden Renaissance Associates, LLC as the Redeveloper of the Admiral Wilson North Redevelopment Area and Authorizing the City of Camden Redevelopment Agency to Enter into a Cost Agreement and to Negotiate a Proposed Redevelopment Agreement with Camden Renaissance Associates, LLC for the Development of a Regional Shopping Center Including a Major Grocery Chain Store on Property Located in the Redevelopment Area (Shoprite)**

Project Summary:

- Camden Renaissance Associates LLC proposes to develop a regional shopping center anchored by a ShopRite grocery store on the north side of Admiral Wilson Boulevard between 17<sup>th</sup> Street and 20<sup>th</sup> Street in the Admiral Wilson North Redevelopment Area.
- The majority of parcels are owned by the City of Camden; a large frontage parcel is owned by the DRPA and 2 parcels are privately owned (see Exhibit "A" of the Resolution).
- The City has introduced an ordinance that would convey the City-owned parcels to the CRA; the CRA will pass the proceeds of sale from the Redeveloper back to the City.
- The DRPA parcel may be conveyed to the CRA or the Redeveloper.
- The Redeveloper or CRA may acquire the privately held parcels.
- This resolution proposes to designate Camden Renaissance Associates LLC as the redeveloper of this redevelopment area so that the project may move forward.
- This resolution also authorizes the negotiation and execution of a Cost Agreement whereby the redeveloper would pay the CRA's costs associated with the negotiation of a Redevelopment Agreement.
- Once the Cost Agreement is successfully negotiated, the CRA and the Redeveloper will negotiate a Redevelopment Agreement.
- The final form of the Redevelopment Agreement is subject to separate CRA Board approval.

Purpose of Resolution:

- Designate a Redeveloper
- Authorize entering into a Cost Agreement
- Authorize negotiation of a Redevelopment Agreement

10-02-13A (cont'd)

Award Process:

Endorsement of the project by the City's Business Growth and Development Team

Cost Not To Exceed:

TBD

Total Project Cost:

TBD

Source of Funds:

Redeveloper will pay all costs associated with the project.

10-02-13A

**Resolution Designating Camden Renaissance Associates, LLC  
as the Redeveloper of the Admiral Wilson North Redevelopment Area  
and Authorizing the City of Camden Redevelopment Agency to Enter into  
a Cost Agreement and to Negotiate a Proposed Redevelopment Agreement  
with Camden Renaissance Associates, LLC for the Development of  
a Regional Shopping Center Including a Major Grocery Chain Store  
on Property Located in the Redevelopment Area (Shoprite)**

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

WHEREAS, on September 10, 2013 the Council of the City of Camden (the "City Council") adopted, in accordance with the Local Redevelopment and Housing Law, 40A: 12A-1 et seq. ("LRHL"), an ordinance approving the Admiral Wilson North Redevelopment Plan ("Plan") as to certain land on the north side of Admiral Wilson Boulevard within the City of Camden more particularly described therein (collectively, the "Redevelopment Area"); and

WHEREAS, the City Council designated the CRA as the redevelopment entity pursuant to the LRHL to implement redevelopment plans and carry out redevelopment projects within the Redevelopment Area; and

WHEREAS, the Plan authorizes the CRA to designate and enter into agreements with redevelopers to undertake redevelopment projects forming a part of or in furtherance of the Plan; and

**10-02-13A (cont'd)**

**WHEREAS**, Camden Renaissance Associates, LLC (the "Redeveloper") proposes to undertake the redevelopment of a regional shopping center, anchored by a major grocery chain store, (the "Redevelopment Project ") to be located in the Redevelopment Area in accordance with the Plan; and

**WHEREAS**, the City of Camden (the "City") is the title owner of the majority of parcels in the Redevelopment Area, which are further described as "City-Owned Parcels" in Exhibit "A" attached to this Resolution ( the "City Parcels");and

**WHEREAS**, the City Council has introduced an ordinance which would authorize conveyance of the City Parcels to the CRA without any payment by the CRA subject to the condition that the CRA convey the City Parcels to the redeveloper of the parcels and that the CRA pay to the City the proceeds received from the sale of the City Parcels to the redeveloper; and

**WHEREAS**, the Delaware River Port Authority is the owner of an additional parcel located in the Redevelopment Area which is further described on Exhibit "A" (the " DRPA Parcel") which may be acquired by the CRA or the Redeveloper for inclusion in the Redevelopment Project; and

**WHEREAS** in addition to the City Parcels and the DRPA Parcel there are two additional parcels located in the Redevelopment Area as further described on Exhibit "A" (the "Additional Parcels") which may be acquired by the CRA or by the Redeveloper for inclusion in the Redevelopment Project; and

**10-02-13A (cont'd)**

**WHEREAS**, upon CRA's acquisition of the City Parcels and CRA's or the Redeveloper's Acquisition of the DRPA and/or the Additional Parcels; the CRA and the Redeveloper will be in a position to move forward with the proposed Redevelopment Project which the CRA has determined to be an appropriate and desired use of the Redevelopment Area property and to be in accordance with the Plan; and

**WHEREAS**, the Redeveloper has agreed to enter into a Cost Agreement with the CRA pursuant to which the Redeveloper would agree to reimburse the CRA for its costs and expenses incurred in connection with the negotiation of a proposed redevelopment agreement for the Redevelopment Project including appraisal, title, survey and legal costs; and

**WHEREAS**, upon the entry of an acceptable Cost Agreement the next step in the redevelopment process would be the negotiation of an acceptable redevelopment agreement for the Redevelopment Project which sets for the detailed terms of the proposed Redevelopment Project; and

**WHEREAS**, any proposed redevelopment agreement for the Redevelopment Project would be subject to review and approval by the CRA Board of Commissioners by separate action of the Board;

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency, that Camden Renaissance Associates, LLC, is hereby designated as Redeveloper of the Redevelopment Area for purposes of entering into an acceptable Cost Agreement and the negotiation of a proposed Redevelopment Agreement; and

**10-02-13A (cont'd)**

**BE IT FURTHER RESOLVED**, that the Executive Director, a duly authorized representative of the City of Camden Redevelopment Agency, is hereby authorized and directed to negotiate and enter into a Cost Agreement with the Redeveloper which will obligate the Redeveloper to pay the legal, appraisal, title and the survey costs that the CRA incurs in connection with the negotiation of a proposed Redevelopment Agreement; and

**BE IT FURTHER RESOLVED**, that upon the entry of an acceptable Cost Agreement the Executive Director is hereby authorized and directed to negotiate a proposed Redevelopment Agreement with the Redeveloper for the redevelopment of the Redevelopment Area with any such proposed Redevelopment Agreement being subject to review and approval by the CRA Board of Commissioners by separate action of the Board of Commissioners, 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.

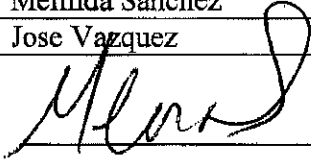


10-02-13A (cont'd)

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:

  
\_\_\_\_\_

Sandra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.

  
\_\_\_\_\_

Mark P. Asselta, Esq.  
Board Counsel

10-02-13A (cont'd)

**EXHIBIT "A"**  
**To a Resolution Entitled:**

**Resolution Designating Camden Renaissance Associates, LLC as the Redeveloper of the Admiral Wilson North Redevelopment Area and Authorizing the City of Camden Redevelopment Agency to Enter into a Cost Agreement and to Negotiate a Proposed Redevelopment Agreement with Camden Renaissance Associates, LLC for the Development of a Regional Shopping Center Including a Major Grocery Chain Store on Property Located in the Redevelopment Area (Shoprite)**

**CITY-OWNED PARCELS**

**Block 1198 Lot 1—SS Carman 400'E 17<sup>th</sup> Street**  
**Block 1201 Lot 1—SS Carman 400'E 17<sup>th</sup> Street**  
**Block 1210 lot 1—SE 19<sup>th</sup> & Carman Street**  
**Block 1214 Lot 4 —ES North 19<sup>th</sup> & Berkley**  
**Block 1219 Lot 3 – SE Berkley & 19<sup>th</sup> Street**  
**Block 1219 Lot 25—SS Berkley 70E. 19<sup>th</sup> Street**  
**Block 1220 Lot 57—NW Randolph & Bank Street**

**DRPA PARCEL**

**Block 1212 Lot 1**

**ADDITIONAL PARCELS**

**Block 1209 Lot 4**  
**Block 1213 Lot 3**

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

Economic Development

Resolution No.: 10-02-13B

Resolution Title:

**Resolution Authorizing the Camden Redevelopment Agency to Accept  
the Conveyance of Various Properties from the City of Camden  
in the Admiral Wilson Boulevard North Redevelopment Area for the Development  
of a Regional Shopping Center Including a Major Grocery Chain Store  
in the Redevelopment Area (Shoprite)**

Project Summary:

- Camden Renaissance Associates LLC proposes to develop a regional shopping center anchored by a ShopRite grocery store on the north side of Admiral Wilson Boulevard between 17<sup>th</sup> Street and 20<sup>th</sup> Street which is located in the Admiral Wilson Boulevard North Redevelopment Area (the "Redevelopment Area.")
- The CRA proposes to designate the Camden Renaissance Associates LLC as the redeveloper of the Redevelopment Area by separate resolution of the Board.
- The City owns 7 parcels in the Redevelopment Area. (See Exhibit "A" of the Resolution.)
- The City has introduced an ordinance that proposes to convey the 7 City-owned parcels to the CRA to assist with the assemblage of the redevelopment site that is necessary for this project.
- Under the proposed ordinance the CRA would not be required to pay any consideration for the conveyance of the properties but would be required to pay the City the proceeds of sale received from the redeveloper for the properties

Purpose of Resolution:

Upon adoption of City ordinance, authorize acceptance of the conveyance of property from the City of Camden pursuant to the terms of the City ordinance.

Award Process:

N/A

10-02-13B (cont'd)

Cost Not To Exceed:  
N/A

Total Project Cost:  
TBD

Source of Funds:  
The Redeveloper will pay all costs associated with the transaction.

10-02-13B

**Resolution Authorizing the Camden Redevelopment Agency to  
Accept the Conveyance of Various Properties from the City of Camden  
in the Admiral Wilson Boulevard North Redevelopment Area for the  
Development of a Regional Shopping Center Including a  
Major Grocery Chain Store in the Redevelopment Area (Shoprite)**

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

**WHEREAS**, on September 10, 2013 the Council of the City of Camden (the “City Council”) adopted, in accordance with the Local Redevelopment and Housing Law, 40A: 12A-1 et seq. (“LRHL”), an ordinance approving the Admiral Wilson North Redevelopment Plan (“Plan”) as to certain land on the north side of Admiral Wilson Boulevard within the City of Camden more particularly described therein (collectively, the “Redevelopment Area”); and

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

**WHEREAS**, the Plan authorizes the CRA to designate and enter into agreements with redevelopers to undertake redevelopment projects forming a part of or in furtherance of the Plan; and

**WHEREAS**, Camden Renaissance Associates, LLC (the “Redeveloper”) proposes to undertake the redevelopment of a regional shopping center, anchored by a major grocery chain store, (the “Redevelopment Project”) to be located in the Redevelopment Area in accordance with the Plan; and

**10-02-13B (cont'd)**

**WHEREAS**, by separate action of the Board, the CRA intends to appoint the Redeveloper as the redeveloper of the Redevelopment Area for purposes of completing the Redevelopment Project which the CRA has determined to be an appropriate and desired use of the Redevelopment Area property and to be in accordance with the Plan; and

**WHEREAS**, the City of Camden (the "City") is the title owner of the majority of parcels in the Redevelopment Area, which are further described as "City-Owned Parcels" in Exhibit "A" attached to this Resolution; and

**WHEREAS**, the City Council has introduced an ordinance which would authorize conveyance of the City Parcels to the CRA without any payment by the CRA subject to the condition that the CRA convey the City Parcels to the redeveloper of the parcels and that the CRA pay to the City the proceeds received from the sale of the City Parcels to the redeveloper; and

**WHEREAS**, upon CRA's acquisition of the City Owned Parcels and CRA's or the Redeveloper's Acquisition of additional property in the Redevelopment Area, the CRA and the Redeveloper will be in a position to move forward with the Redevelopment Project

**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, upon the adoption by the City of Camden of the above referenced ordinance, is hereby authorized and directed to accept conveyance of the City-Owned Parcels without any payment by the CRA subject to the condition that the CRA convey the City Parcels to the redeveloper of the parcels and that the CRA pay to the City the proceeds received from the sale of the City Parcels to the redeveloper; and

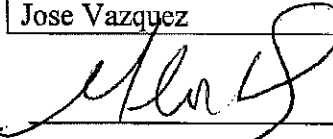
10-02-13A (cont'd)

**BE IT FURTHER RESOVED** 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

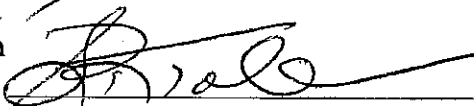
SECONDED BY: Louis Quinones

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



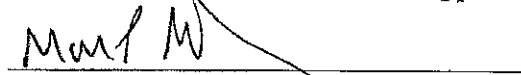
Gloria Pena  
Chairperson

ATTEST:



Sandra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.  
Board Counsel

10-02-13B (cont'd)

**EXHIBIT "A"**  
**To a Resolution Entitled:**

**Resolution Authorizing the Camden Redevelopment Agency to  
Accept the Conveyance of Various Properties from the City of Camden  
in the Admiral Wilson Boulevard North Redevelopment Area for the Development  
of a Regional Shopping Center Including a Major Grocery Chain Store  
in the Redevelopment Area (Shoprite)**

**CITY - OWNED PARCELS**

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**Block 1219 Lot 3 – SE Berkley & 19<sup>th</sup> Street**  
**Block 1219 Lot 25—SS Berkley 70E. 19<sup>th</sup> Street**  
**Block 1220 Lot 57—NW Randolph & Bank Street**



**RESOLUTION SUMMARY**

Finance

Resolution No.: 10-02-13C

Resolution Title:

**2014 Authority Budget Resolution  
Camden Redevelopment Agency  
FISCAL YEAR: FROM January 1, 2014 TO December 31, 2014**

Project Summary:

N.J.A.C. 5:31-2 requires all municipal bodies to develop and formally approve an annual budget for the upcoming fiscal year at least 60 days prior to the end of the current fiscal year.

The CRA's fiscal year end is December 31, 2013. The budget introduction is being presented at this time and the resolution to accept the budget will be presented no later than the beginning of the CRA's fiscal year as per the Administrative Code.

Purpose of Resolution:

To seek authorization of the introduction and approval of the Camden Redevelopment Agency Fiscal Year Ending 2014 budget.

Award Process:

N/A

Cost Not To Exceed:

N/A

Source of Funds:

N/A

Total Project Cost:

N/A

## 2014 Authority Budget Resolution Camden Redevelopment Agency

**FISCAL YEAR: FROM January 1, 2014 TO December 31, 2014**

WHEREAS, the Annual Budget and Capital Budget for the Camden Redevelopment Agency for the fiscal year beginning, January 1, 2014 and ending, December 31, 2014 has been presented before the governing body of the Camden Redevelopment Agency at its open public meeting of October 2, 2013; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$ 2,431,882 Total Appropriations, including any Accumulated Deficit if any, of \$ 2,431,882 and Total Unrestricted Net Assets utilized of \$0; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$ 0 and Total Unrestricted Net Assets planned to be utilized as funding thereof, of \$0; and

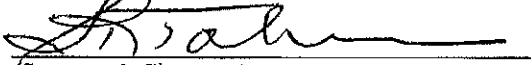
WHEREAS, the schedule of rates, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget, must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Camden Redevelopment Agency, at an open public meeting held on October 2, 2013 that the Annual Budget, including appended Supplemental Schedules, and the Capital Budget/Program of the Camden Redevelopment Agency for the fiscal year beginning, January 1, 2014 and ending, December 31, 2014 is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Camden Redevelopment Agency will consider the Annual Budget and Capital Budget/Program for adoption on December 4, 2013.

  
(Secretary's Signature)

10/2/13  
(Date)

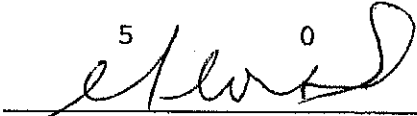
Governing Body Member:	Recorded Vote			
	Aye	Nay	Abstain	Absent
<b>Gloria Pena</b>	✓			
<b>Vance Bowman</b>	✓			
<b>Kenwood Hagamin</b>	✓			
<b>Brian Morton</b>				✓
<b>Louis Quinones</b>	✓			
<b>Melinda Sanchez</b>	✓			
<b>Jose Vazquez Jr.</b>				✓

10-02-13C (cont'd)

ON MOTION OF: Louis Quinones


SECONDED BY: Vance Bowman

AYES            NAYS            ABSTENTIONS

5                    0                    0  
  
\_\_\_\_\_

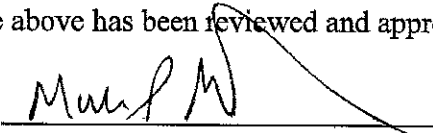
Gloria Pena  
Chairperson

ATTEST:

  
\_\_\_\_\_

Sandra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.

  
\_\_\_\_\_

Mark P. Asselta, Esq.  
Board Counsel