

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

**Resolution No.:** 08-07-13A

**Resolution Title:**

Resolution Approving an Amendment to the Redevelopment Agreement  
Between the City of Camden Redevelopment Agency and Education Capital Solutions,  
LLC for the Charter School Project Located in Blocks 87 and 89 in the City of Camden  
Relating to the Deadline for the Completion of Project Improvements

**Project Summary:**

- CRA and CSMI, LLC (“CSMI”), entered into a Redevelopment Agreement dated March 20, 2013 for the development of a Charter School Project on property owned by the CRA in Block 87 and Block 89 in the City of Camden (the “Project Site”)
- CSMI assigned its interest in the Redevelopment Agreement and conveyed the Project Site to Education Capital Solutions, LLC (“ECS”) pursuant to its rights under the Redevelopment Agreement
- ECS is in the process of completing construction of an approximately 25,000 square foot classroom and an approximately 7,500 square foot gymnasium on the Project Site but is requesting a two year extension of the deadline to build a second approximately 25,000 square foot classroom building which deadline is currently April 15, 2015
- The reason for the request for an extended deadline is to account for delays in the conveyance of the Project Site to the redeveloper and to better coordinate the construction completion date of the second classroom building with the expected permitted pace of enrollment for the Charter School

**Purpose of Resolution:**

- Authorize an amendment to the Charter School redevelopment agreement, to permit two year extension of the deadline to complete all improvements on the Project Site

08-07-13A (cont'd)

**Award Process:**

N/A

**Cost Not To Exceed:**

Redeveloper is Paying All Project Costs

**Total Project Cost:**

Redeveloper is Paying All Project Costs

**Source of Funds:**

08-07-13A

**Resolution Approving an Amendment to the Redevelopment Agreement  
Between the City of Camden Redevelopment Agency and Education Capital  
Solutions, LLC for the Charter School Project Located in Blocks 87 and 89  
in the City of Camden Relating to the Deadline for the  
Completion of Project Improvements**

**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 (“City Council”) on November 13, 1992, adopted, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “LRHL”), an ordinance approving the Camden North Gateway Redevelopment Plan (the “Plan”) as to certain land 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 the furtherance of the Plan; and

**WHEREAS**, pursuant to CRA Resolution 02-06-13E CRA and CSMI, LLC (“CSMI”), entered into that certain Redevelopment Agreement dated March 20, 2013 (the “Redevelopment Agreement”) in connection with the development of a Charter School Project on property owned by the CRA in Block 87 and Block 89 in the City of Camden (the “Project Site”);

**WHEREAS**, in accordance with the Redevelopment Agreement, the CRA conveyed title to the Project Site to CSMI; and

**WHEREAS**, CSMI assigned its interest in the Redevelopment Agreement and on April 9, 2013 conveyed the Project Site to Education Capital Solutions, LLC (“ECS”) pursuant to the provisions of the Redevelopment Agreement, Part II, Section 5 c (f).and;

**08-07-13A (cont'd)**

**WHEREAS**, ECS is in the process of completing construction on the initial approximately 25,000 square foot classroom building located on the northeast corner of the Project Site, as well as an approximately 7,500 square foot gymnasium located on the northwest corner of the Project Site, along with certain of the other Improvements (as defined in the Redevelopment Agreement);

**WHEREAS**, Part I, Section 3h of the Redevelopment Agreement provides that all improvements for the Charter School Project including a second approximately 25,000 square foot classroom building are to be substantially completed on or before April 30, 2015;

**WHEREAS**, ESC is requesting a two year extension of the deadline to complete the construction of the second classroom building which is be located on the southeast corner of the Project Site in order to account for delays in the conveyance of the Project Site to the redeveloper and to better coordinate the construction completion date of the second classroom building with the expected permitted pace of enrollment for the Charter School which is regulated and controlled by the State of New Jersey; and

**WHEREAS**, the CRA has determined that such an extension of the time for completion of the Improvements is consistent with the remaining terms and conditions of the Redevelopment Agreement, as well as the intent of the parties to the Redevelopment Agreement in accomplishing the goals and objectives for this Charter School 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 an amendment to the Redevelopment Agreement dated March 20, 2013 with Education Capital Solutions, LLC, as successor in interest to CSMI, LLC which provides for a two year extension of the deadline to complete all improvements on the Project Site so that the amended deadline for the completion of improvements shall be April 15, 2017 ; and

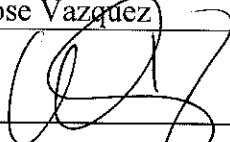
**BE IT FURTHER RESOLVED**, that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

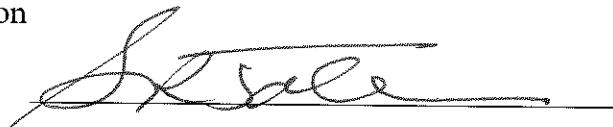
08-07-13A (cont'd)

ON MOTION OF: Jose Vazquez

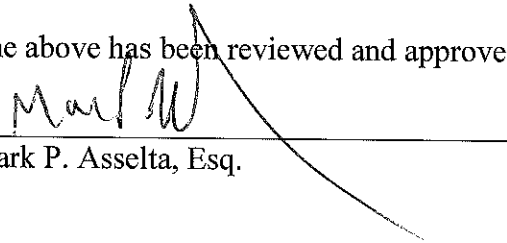
SECONDED BY: Louis Quinones

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

  
~~Gloria Pena~~ Chairperson  
Co *Melinda Sanchez*

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**

**Resolution No.:** 08-07-13B

**Resolution Title:**

Resolution Authorizing the City of Camden Redevelopment Agency to  
Enter into a Shared Services Agreement with the City of Camden  
for Planning Consulting Services

**Project Summary:**

- CRA has executed grant agreements with the Economic Recovery Board in the amounts of \$723,945.00 and \$445,050, respectively, in 2004 and 2005, which specifically provides for the hiring of planning consultant and related services in connection with the preparation of neighborhood plans, area in need of redevelopment studies, and redevelopment for various neighborhoods in the City of Camden
- The CRA and the City are proposing upcoming planning projects for the North Camden, Whitman Park, Bergen Square and Morgan Village areas of the City
- In the past, CRA and the City have entered into separate shared service agreements for each planning project but now propose a blanket agreement that will cover all projects that arise during the term of the blanket agreement which should increase the efficiency of the grant process
- CRA and the City propose a term of one (1) year with the option to renew for an additional term of one year for the blanket agreement.

**Purpose of Resolution:**

To authorize a Shared Services Agreement with the City of Camden

**Award Process:** N/A

**Cost Not To Exceed:** NA

**Total Project Cost:** TBA

**Source of Funds:** Economic Recovery Grant Funds

08-07-13B

**Resolution Authorizing the City of Camden Redevelopment Agency to  
Enter into a Shared Services Agreement with the City of Camden  
for Planning Consulting Services**

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

**WHEREAS**, CRA has executed grant agreements with the Economic Recovery Board in the amounts of \$723,945.00 and \$445,050, respectively, in 2004 and 2005, which specifically provide for the hiring of planning consultants and related services in connection with the preparation of neighborhood plans, areas in need of redevelopment studies, and redevelopment for various neighborhoods in the City of Camden; and

**WHEREAS**, CRA and City of Camden Department of Planning and Development together identify areas of the City in need of redevelopment studies, redevelopment plans and neighborhood plans; and

**WHEREAS**, planning consulting services for these various neighborhoods are identified in the grant agreements as an eligible expense; and

**WHEREAS**, the CRA and the City are proposing upcoming planning projects for the North Camden, Whitman Park, Bergen Square and Morgan Village areas of the City; and

**WHEREAS**, In the past CRA and the City have entered into separate shared service agreements for each planning project but now propose a blanket agreement that will cover all projects that arise during the term of the blanket agreement which should increase the efficiency of the grant process

**WHEREAS**, CRA and the City propose a term of one (1) year with the option to renew for an additional term of one year for the blanket shared services agreement;

08-07-13B (cont'd)

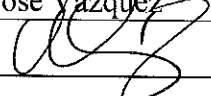
**NOW, THEREFORE, BE IT RESOLVED**, by the governing body of the Camden Redevelopment Agency that the Executive Director, a duly authorized representative of the Camden Redevelopment Agency is hereby authorized to enter into a blanket Shared Services Agreement with the City of Camden for the provision of planning and related services in connection with the preparation of neighborhood plans, areas in need of redevelopment studies, and redevelopment plans for areas throughout the City of Camden for the term of one year from the effective date of the agreement with an option to renew for an additional term of one year.

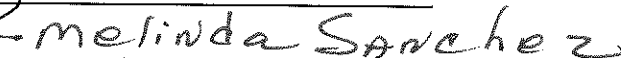
**BE IT FURTHER RESOLVED**, that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

ON MOTION OF: Louis Quinones


SECONDED BY: Jose Vazquez

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

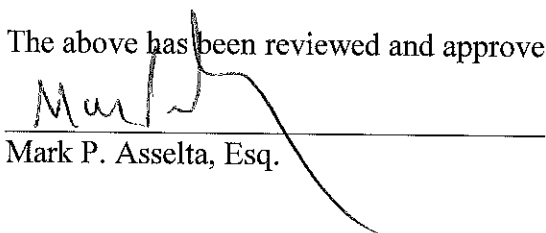
  
Gloria Pena  
Co-Chairperson

  
Melinda Sanchez

ATTEST:

  
Sandra 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**

Resolution No.: 08-07-13C

**Resolution Authorizing the Camden Redevelopment Agency  
to Accept Brownfields Grants from the  
United States Environmental Protection Agency (USEPA) (\$1,999,999.00 Million)**

**Project Summary:**

A key component of the redevelopment process is an on-going need for the environmental assessment and remediation of hazardous substances and petroleum contamination on redevelopment sites; and

The CRA has identified the need for targeted funding activities in the areas of Revolving Loan, Clean Up, and Assessment programs throughout the city to assist with these redevelopment initiatives; and

The United States Environmental Protection Agency ("USEPA") has requested proposals and applications from eligible applicants, including municipal agencies, proposing to establish revolving funds to make loans and provide sub grants to carry-out environmental remediation and assessment of hazardous substances and petroleum contamination on sites with a high probability of redevelopment; and

The CRA has been awarded a USEPA Brownfields Revolving Loan Fund ("RLF") Grants in the amount of \$1,999,999 for the activities delineated below; and

Required local Cost Share has been committed.

**Purpose of Resolution:**

To allow the CRA to accept the USEPA Brownfields Revolving Loan Fund ("RLF") Grants in the amount of \$1,999,999 for the activities delineated as follows:

\$999,999 – Revolving Loan Fund

\$608,439 – Hazardous Substances

\$391,560 – Petroleum

\$600,000 – Clean Up

\$200,000 – Lot 7 -Harrison Ave. Landfill

\$200,000 – Lot 8- Harrison Ave. Landfill

\$200,000 – Lot 9 –Harrison Ave. Landfill

\$400,000 – Assessment

\$200,000- Hazardous Substances

\$200,000 - Petroleum

08-07-13C (cont'd)

Award Process: N/A

Cost Not To Exceed: N/A

Total Project Cost: N/A

08-07-13C

**Resolution Authorizing the Camden Redevelopment Agency  
to Accept Brownfields Grants from the  
United States Environmental Protection Agency (USEPA) (\$1,999,999.00 Million)**

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

**WHEREAS**, a key component of the redevelopment process is an on-going need for the environmental assessment and remediation of hazardous substances and petroleum contamination on redevelopment sites; and

**WHEREAS**, the CRA, has identified the need for targeted funding activities in the areas of Revolving Loan, Clean Up, and Assessment programs throughout the city to assist with these redevelopment initiatives ; and

**WHEREAS**, the United States Environmental Protection Agency (“USEPA”) has requested proposals and applications from eligible applicants, including municipal agencies, proposing to establish revolving funds to make loans and provide subgrants to carryout environmental remediation and to provide funds for assessment and remediation of hazardous substances and petroleum contamination on sites with a high probability of redevelopment; and

**WHEREAS**, the CRA has been awarded a USEPA Brownfields Grants in the amount of \$1,999,999 for the activities delineated as follows:

\$ 999,999 – Revolving Loan Fund  
    \$608,439 – Hazardous Substances  
    \$391,560 – Petroleum

\$600,000 – Clean Up  
    \$200,000 – Lot 7 -Harrison Ave. Landfill  
    \$200,000 – Lot 8- Harrison Ave. Landfill  
    \$200,000 – Lot 9 –Harrison Ave. Landfill

\$400,000 – Assessment  
    \$200,000- Hazardous Substances  
    \$200,000 - Petroleum

08-07-13C (cont'd)

**WHEREAS**, the required Cost Share has been committed;

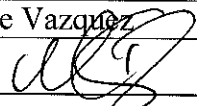
**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency that the Executive Director of the Agency, a duly authorized representative is hereby authorized to accept Brownfields Grants from the United States Environmental Protection Agency in an amount up to \$1,999,999, and

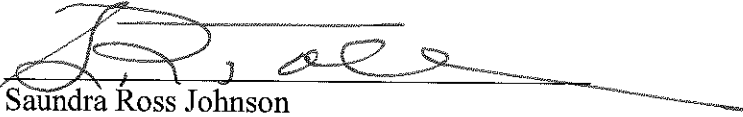
**BE IT FURTHER RESOLVED** that the Executive Director is authorized and directed to execute all application materials, grant documents, financial reports and Cooperative Agreements necessary to secure the Grants and to take all actions and execute all documents necessary to carry out the purposes of this resolution.

ON MOTION OF: Jose Vazquez

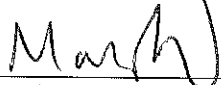
SECONDED BY: Louis Quinones

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

  
Gloria Pena  
Chairperson

  
Sandra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.

  
Mark P. Asselta, Esq.