

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Resolution No.: 01-15-14A

Resolution Title:

**Resolution Recognizing the 10-Year Service Anniversary of Sulena Robinson-Rivera
with the City of Camden Redevelopment Agency**

Project Summary:

N/A

Purpose of Resolution:

To recognize outstanding 10-year service anniversary for the CRA Housing Projects
Manager.

Award Process:

N/A

Cost:

NONE

Source:

N/A

01-15-14A

**RESOLUTION RECOGNIZING THE 10 YEAR SERVICE ANNIVERSARY
OF *SULENA ROBINSON-RIVERA* WITH THE
CITY OF CAMDEN REDEVELOPMENT AGENCY**

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

WHEREAS, *Sulena Robinson-Rivera* began her employment with the CRA in 2003 as a Project Manager for various CRA projects during the renaissance of the CRA, and

WHEREAS, *Sulena Robinson-Rivera* has brought to this work experience in the non-profit sector and with the North Camden Community Building/North Camden Land Trust; and

WHEREAS, her successful work on the CRA's Neighborhood Stabilization Program II funded by the American Recovery and Reinvestment Act of 2009 (nearly \$12 million), has provided quality housing, green space, and sustainable revenues to the City; and

WHEREAS, *Sulena's* outstanding project management of numerous housing units and other vacant land projects has provided tax ratables and jobs to the City of Camden as well as quality, livable space; and

WHEREAS, *Sulena Robinson-Rivera* has strengthened her education and skill set by obtaining the following certifications: National Development Council – Housing Development Finance Professional; Neighborworks - Fundamentals of Asset Management, Fundamentals of Green Affordable Housing, Stabilizing Neighborhoods in a Post Foreclosure Environment and Real Estate Owned Acquisition Rehab Disposition and Management; and

WHEREAS, *Sulena* continues her education and training in her efforts to keep CRA front and center with enlightened redevelopment strategies that help *Move Camden Forward*,

01-15-14A (cont'd)

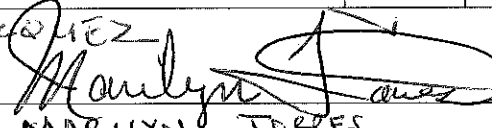
NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency and the Executive Director of the Agency, that the 10-year service anniversary of *Sulena Robinson-Rivera* is recognized with great appreciation.

BE IT FUTHER 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.

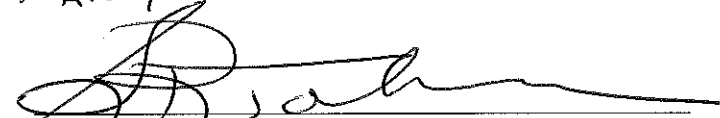
ON MOTION OF: Bryan Morton

SECONDED BY: Vance Bowman

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

JOSE VAZQUEZ


~~Gloria Pena~~ MARILYN TORRES

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

Economic Development

Resolution No.: 01-15-14B

Resolution Title:

**Resolution Authorizing the City of Camden Redevelopment Agency to Enter into
a Professional Services Agreement with J. McHale & Associates, Inc.
for Appraisal Services in the Admiral Wilson North Redevelopment Area for a
Cost Not to Exceed \$8,000**

Project Summary:

- City Council adopted the Admiral Wilson North Redevelopment Plan in September 2013.
- The Plan calls for the redevelopment of a largely vacant area north of Admiral Wilson Boulevard, between 17th and 19th Streets as a regional shopping center anchored by a major grocery chain.
- The majority of parcels in the Redevelopment Area are owned by the City of Camden.
- The CRA designated Camden Renaissance Associates, LLC as the Redeveloper of the Admiral Wilson North Redevelopment Area.
- City Council authorized the conveyance of the City -Owned Parcels to the CRA without payment by the CRA, provided that, the CRA convey the City-Owned Parcels to the Redeveloper and pay to the City the proceeds of sale received from the Redeveloper.
- An appraisal is needed to establish the Current Fair Market Value of the City-Owned Parcels.
- The CRA and the Redeveloper have signed an agreement for the reimbursement of costs by the Redeveloper. A redevelopment agreement is currently being negotiated with the Redeveloper and will be presented to the CRA Commissioners for review at a later date..

01-15-14B (cont'd)

Purpose of Resolution:

To authorize a professional services contract.

Award Process:

J. McHale & Associates, Inc. is on the current list of "Pre-Qualified" Appraisal Firms.
CRA solicited a Price Quote.

Cost Not To Exceed:

\$8,000.00

Total Project Cost:

\$40.0 million

Source of Funds:

The Redeveloper will pay the cost of the Appraisal Report as an obligation under the Cost Agreement between the CRA and the Redeveloper.

01-15-14B

Resolution Authorizing the City of Camden Redevelopment Agency to Enter into a Professional Services Agreement with J. McHale & Associates, Inc. for Appraisal Services in the Admiral Wilson North Redevelopment Area for a Cost Not to Exceed \$8,000

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 City Council of the City of Camden (“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 CRA by Resolution 10-02-13A designated Camden Renaissance Associates, LLC as the Redeveloper (“Redeveloper”) of the Admiral Wilson North Redevelopment Area and authorized the CRA to enter into a Cost Agreement and to negotiate a proposed Redevelopment Agreement with Camden Renaissance Associates, LLC; and

WHEREAS, the City of Camden (“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 which block and lot designations are based on those set forth in the Plan and are subject to clarification pending title search and survey; and

01-15-14B (cont'd)

WHEREAS, the City Council has adopted an ordinance which authorizes the conveyance of the City-Owned Parcels to the CRA without payment to the CRA, subject to the condition that the CRA convey the City-Owned Parcels to the redeveloper of the parcels and that the CRA pay to the City the proceeds received from the sale of the City-Owned Parcels to the Redeveloper; and

WHEREAS, an appraisal report is required to provide a current fair market value of the City-Owned Parcels to be paid by the Redeveloper; and

WHEREAS, J. McHale & Associates, Inc. is on the CRA's current list of "Pre-Qualified Appraisal Firms" and has provided a price quote, dated December 26, 2013, of \$8,000 for a Self-Contained Appraisal Report of the City-Owned Parcels; and

WHEREAS, the Redeveloper has agreed to pay the cost of the Self-Contained Appraisal Report as part of the Redeveloper's obligations under a Cost Agreement between the CRA and the Redeveloper;

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 and directed to negotiate and enter into a Professional Services Agreement with J. McHale & Associates, Inc. for the provision of a Self-Contained Appraisal Report that determines the current fair market value of the City-Owned Parcels for a cost not to exceed \$8,000; and

01-15-14B (cont'd)

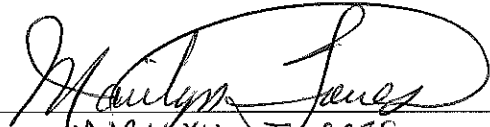
BE IT FURTHER RESOLVED that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

ON MOTION OF: Bryan Morton

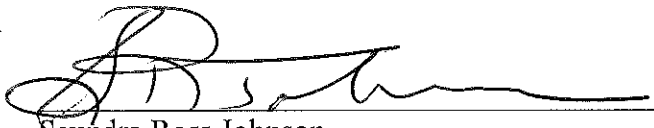
SECONDED BY: Melinda Sanchez

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

JOSE VAZQUES

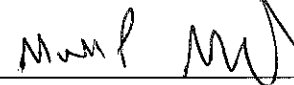


Gloria Pena MARILYN TORRES
Chairperson

ATTEST: 

Saundra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.
Board Counsel

01-15-14B (cont'd)

EXHIBIT "A"

To a Resolution Entitled:

"Resolution Authorizing the City of Camden Redevelopment Agency to Enter into a Professional Services Agreement with J. McHale & Associates, Inc. for Appraisal Services in the Admiral Wilson North Redevelopment Area for a Cost Not to Exceed \$8,000"

Admiral Wilson North Redevelopment Area City -Owned Parcels

Phase 1 will consist of the following parcels:

Block 1201 Lot 1

Block 1198 Lot 1

Block 1208 Lot 4

Phase 2 will consist of the following parcels:

Block 1214 Lot 4

Block 1220 Lot 57

Block 1219 Lot 25

Block 1219 Lot 3

Block 1210 Lot 1

To-be-vacated portions of Maplewood Street and Berkeley Avenue

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Board Counsel

Resolution No.: 01-15-14C

Resolution Title:

**Resolution Adopting Revised Bylaws for
the City of Camden Redevelopment Agency**

Project Summary:

The CRA desires to revise its Bylaws to reflect updates to and compliance with applicable laws and regulations.

Purpose of Resolution:

To adopt revisions to the Bylaws, so as to be in compliance with applicable laws and regulations.

Award Process:

N/A

Cost Not To Exceed:

N/A

Total Project Cost:

N/A

01-15-14C

**Resolution Adopting Revised Bylaws
for the City of Camden Redevelopment Agency**

WHEREAS, the Camden Redevelopment Agency (the CRA) has adopted Bylaws for the purpose of governing the CRA and conducting its affairs; and

WHEREAS, the Bylaws have not been revised for several years; and

WHEREAS, the Board of Commissioners sought to examine the Bylaws to determine whether they were in compliance with recent updates to the Local Redevelopment and Housing Law, Camden City ordinances and other applicable laws; and

WHEREAS, a sub-committee of the Board of Commissioners was appointed and tasked with reviewing the current Bylaws and suggesting revisions to same (the "Bylaws Sub-Committee"); and

WHEREAS, the Bylaws Sub-Committee reviewed the applicable laws and regulations, including but not limited to the Local Redevelopment and Housing Law and Camden City Ordinances; and

WHEREAS, the Bylaws Sub-Committee in consultation with counsel for the CRA determined that updates and amendments to the Bylaws were necessary to comply with the applicable laws and regulations; and

WHEREAS, the revisions to the Bylaws are intended to better reflect the structure of the CRA, clarify the scope and applicability of the Bylaws as they relate to governing the CRA and managing its affairs, and to comply with all applicable laws and regulations; and

WHEREAS, the Bylaws Sub-Committee in coordination with counsel for the CRA prepared proposed revised Bylaws for the CRA which are attached as Exhibit A.

WHEREAS, the CRA believes that the proposed revisions to the Bylaws will benefit the entire Agency and strengthen and improve the operation of the Agency.

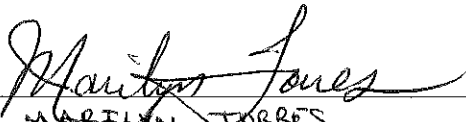
NOW, THEREFORE, BE IT RESOLVED that the City of Camden Redevelopment Agency hereby adopts the revised Bylaws attached as Exhibit A, and that the Executive Director of the Agency is to distribute the revised Bylaws to all employees and officers of the CRA; and

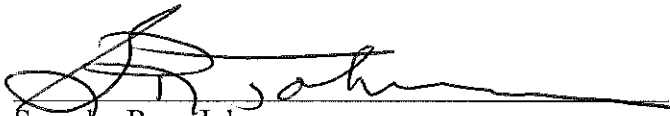
BE IT FUTHER RESOLVED that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

ON MOTION OF: Bryan Morton

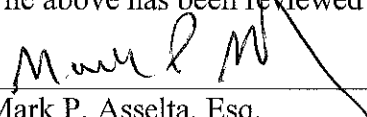
SECONDED BY: Jose Vazquez

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


~~Gloria Pena~~ MARILYN TORRES
Chair

ATTEST: 
Saundra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.


Mark P. Asselta, Esq.
Board Counsel

1-15-14C

~~1-11-13C~~