

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

Housing Development

**Resolution No.:** 10-12-16B

**Resolution Title:**

**Resolution Authorizing a Professional Services Agreement with Ballard Spahr LLP for Legal Services  
in Connection with the Sale of Block 75, Lot 3 (306 Cooper Street)  
for a Cost Not To Exceed \$ 5,500.00**

**Project Summary:**

- The CRA by Resolution 04-09-14F designated M&M Development, LLC as the Redeveloper of Block 75, Lot 3 for a proposed residential use consisting of 29 market-rate apartments and amenities.
- The property, designated as Block 75, Lot 3 on the City of Camden Tax Map and located at 306 Cooper Street between Third and Fourth Streets, is also known as the “Pierre Building”.
- Legal Services are required for preparation and negotiation of closing documents and conveyance of title to the Redeveloper.
- The CRA and the Redeveloper have entered into a Redevelopment Agreement wherein the Redeveloper agrees to reimburse the Agency for all the Agency’s reasonable costs associated with the Redeveloper’s acquisition of the Pierre Building.

**Purpose of Resolution:**

To authorize a professional services contract.

**Award Process:**

Ballard Spahr LLP is on the current list of “Pre-Qualified” Lawyers for the year 2016. CRA solicited a Price Quote.

**Cost:** \$ 5,500.00

**Total Project Cost:** N/A

**Source of Funds:** Redeveloper

10-12-16B

**Resolution Authorizing a Professional Services Agreement with Ballard Spar LLP for  
Legal Services in Connection with the Sale of Block 75, Lot 3 (306 Cooper Street)  
For a Cost Not To Exceed \$ 5,500.00**

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

**WHEREAS**, by Resolution 04-09-14F the CRA designated M&M Development, LLC as the Redeveloper of Block 75, Lot 3 of the official Tax Map for the City of Camden, County of Camden, State of New Jersey located at 306 Cooper Street, which is within the Downtown Redevelopment Plan Area (the “Redevelopment Site”); and

**WHEREAS**, the Redeveloper proposes to undertake the rehabilitation and adaptive reuse of the National Register-Listed Pierre Building, into a 3,900 square foot, 6-story apartment building, for 29 market-rate apartments, plus amenities in conformance with the city, state, and federal historic preservation regulations and/or requirements (the “Project”); and

**WHEREAS**, legal services are required for the preparation and negotiation of closing documents and to complete the conveyance of title to the Redeveloper for the Project; and

**WHEREAS**, Ballard Spahr LLP is on the CRA’s current list of “Pre-Qualified Lawyers” and has provided a price quote, dated September 26, 2016, for a total of \$ 5,500.00 for legal services in connection with CRA’s conveyance of the Redevelopment Site to the Redeveloper; and

**WHEREAS**, the CRA and Redeveloper have entered into a Redevelopment Agreement dated July 9, 2016, wherein the Redeveloper agrees to reimburse the Agency for all of the Agency’s reasonable costs associated with the Redeveloper’s acquisition of the Pierre Building.

**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 Agency, is hereby authorized and directed to negotiate and enter into a Professional Services Agreement with Ballard Spahr LLP for preparation and negotiation of closing documents and to complete the conveyance of title to the Redeveloper of the property designated as Block 75, Lot 3 of the official Tax Map for the City of Camden, County of Camden, and State of New Jersey and described as 306 Cooper Street, Camden, New Jersey for a cost not to exceed \$5,500.00.

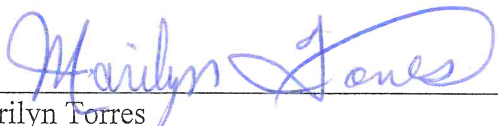
**BE IT FURTHER RESOLVED** that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

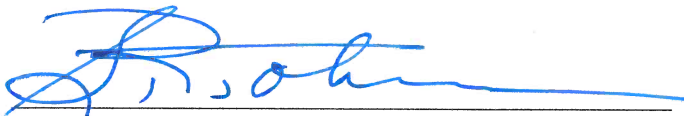
10-12-16B (cont'd)

ON MOTION OF: Ian Leonard

SECONDED BY: Javier Ramos

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Sheila Davis	✓		
Vance Bowman	✓		
Ian Leonard	✓		
Javier Ramos	✓		
Maria Sharma			

  
\_\_\_\_\_  
Marilyn Torres  
Chairperson

ATTEST:   
\_\_\_\_\_  
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