

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing

Companion to Resolution 02-08-17D

Resolution No.: 02-08-17E

Resolution Title:

Resolution Authorizing a Professional Services Agreement with Triad Associates for Relocation Consultant Services Associated with the Acquisition of Certain Properties in Block 185 of the Camden City Tax Map and Located in the Lanning Square Redevelopment Area

Project Summary:

1. Tax Block 185 is a priority redevelopment area for the City of Camden, CRA, and stakeholders in the Lanning Square neighborhood.
2. A companion resolution at this Meeting, seeks authorization for the acquisition of eight (8) privately owned tax lots within Block 185, including such activities as securing fair market value appraisal reports and opening voluntary negotiations with each of the property owners (CRA will only acquire these properties by direct and voluntary negotiations). Exhibit A sets forth the tax lots for acquisition.
3. Several of the properties are occupied, and therefore, CRA requires a firm to provide relocation consulting services to meet required local, state, and federal laws and regulations for the:
 - a. Preparation of Household Needs and Preference Assessments for each of the affected households;
 - b. Creation of a Workable Relocation Assistance Plan (WRAP) that addresses the relocation of all displaced household members; and
 - c. Implementation of the WRAP and relocation of all displaced households.

Purpose of Resolution:

Authorize a professional services agreement.

Award Process:

The CRA posted a Request for Proposals on its website. The CRA received 1 proposal. The Triad proposal was found to be responsive and the proposed rates were reasonable.

Cost Not To Exceed:

\$ 91,960.00

Total Project Cost:

Preliminary Relocation Cost Estimate: \$328,860.00*

*Affected by Actual Household Needs Assessment Outcome

Sources: ERB Mixed Sites Acquisition Grant

Resolution Authorizing a Professional Services Agreement with Triad Associates for Relocation Consultant Services for Certain Properties in Block 185 of the Camden City Tax Map and Located in the Lanning Square Redevelopment Area

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

WHEREAS, 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 Lanning Square Redevelopment Plan for certain land described therein (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, Block 185, as designated on the Camden City Tax Map, is considered to be a priority redevelopment area for the City of Camden, CRA, and stakeholders in the Lanning Square neighborhood; and

WHEREAS, the CRA owns twenty-one (21) tax lots in Block 185 and there are an additional eight (8) non-contiguous properties remaining in Tax Block 185 that are privately-owned and occupied which are more fully described in Exhibit A attached; and

WHEREAS, CRA seeks to acquire these eight (8) privately owned tax lots within Block 185 several of which are known to be occupied as residential dwellings; and

WHEREAS, CRA requires a firm to provide relocation consulting services in order for CRA to comply with local, state, and federal laws related to the displacement of residential households by preparing household needs and preference assessments, creating a Workable Relocation Assistance Plan (WRAP) for displaced households, and implementation of the WRAP; and

WHEREAS, the CRA, in order to procure the above services, prepared and posted on its website a “Request for Proposals for a Relocation Consultant for the Lanning Square West Washington & West Development” dated December 1, 2016, in accordance with the “fair and open” process and procedures established under N.J.S.A. 19:44A-20 et seq. and applicable regulations; and

WHEREAS, the CRA received one proposal from a firm to perform the required services, which proposal includes a schedule of proposed hourly rates for the required services; and

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WHEREAS, the CRA has determined that the proposal submitted by Triad Associates was responsive, that the firm is qualified to provide the services and that the proposed rate schedule is reasonable.

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 enter into a professional services agreement with Triad Associates to provide relocation consulting services on an hourly rate basis for hourly rates set forth in the proposal dated January 4, 2017 for a total amount not to exceed \$ 91,960.00; 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: Maria Sharma

SECONDED BY: Jose Javier Ramos

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


Marilyn Torres
Chairperson

ATTEST:


Sandra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.


Mark P. Asselta, Esq.
Board Counsel

EXHIBIT A
Lanning Square Washington & West
Tax Block 185, Camden, New Jersey

	Census Tract	Block	Lot	Address	Owner	Public or Private
1	6104	185	1	NE 4TH & BERKLEY STS	CAMDEN CITY	Public
2	6104	185	2	418 WASHINGTON ST	CAMDEN REDEVELOPMENT AGENCY	Public
3	6104	185	3	420 WASHINGTON ST	Private Owner	Private
4	6104	185	4	422 WASHINGTON ST	Private Owner	Private
5	6104	185	5	424 WASHINGTON ST	Private Owner	Private
6	6104	185	6	426 WASHINGTON ST	Private Owner	Private
7	6104	185	7	428 WASHINGTON ST	CAMDEN REDEVELOPMENT AGENCY	Public
8	6104	185	8	430 WASHINGTON ST	CAMDEN REDEVELOPMENT AGENCY	Public
9	6104	185	9	432 WASHINGTON ST	CAMDEN REDEVELOPMENT AGENCY	Public
10	6104	185	10	433 WEST ST	Private Owner	Private
11	6104	185	11	435 WEST ST	CAMDEN REDEVELOPMENT AGENCY	Public
12	6104	185	12	437 WEST ST	CAMDEN REDEVELOPMENT AGENCY	Public
13	6104	185	13	439 WEST ST	Private Owner	Private
14	6104	185	14	441 WEST ST	Private Owner	Private
15	6104	185	15	443 WEST ST	CAMDEN REDEVELOPMENT AGENCY	Public
16	6104	185	16	445 WEST ST	CAMDEN REDEVELOPMENT AGENCY	Public
17	6104	185	17	447 WEST ST	CAMDEN REDEVELOPMENT AGENCY	Public
18	6104	185	18	449 WEST ST	Private Owner	Private
19	6104	185	19	451 WEST ST	CAMDEN REDEVELOPMENT AGENCY	Public
20	6104	185	20	453 WEST ST	CAMDEN REDEVELOPMENT AGENCY	Public
21	6104	185	21	455 WEST ST	CAMDEN REDEVELOPMENT AGENCY	Public
22	6104	185	22	427 BERKLEY ST	CAMDEN REDEVELOPMENT AGENCY	Public
23	6104	185	23	425 BERKLEY ST	CAMDEN REDEVELOPMENT AGENCY	Public
24	6104	185	24	423 BERKLEY ST	CAMDEN REDEVELOPMENT AGENCY	Public
25	6104	185	25	421 BERKLEY ST	CAMDEN REDEVELOPMENT AGENCY	Public
26	6104	185	26	419 BERKLEY ST	CAMDEN REDEVELOPMENT AGENCY	Public
27	6104	185	27	417 BERKLEY ST	CAMDEN REDEVELOPMENT AGENCY	Public
28	6104	185	28	415 BERKLEY ST	CAMDEN REDEVELOPMENT AGENCY	Public
29	6104	185	29	413 BERKLEY ST	CAMDEN REDEVELOPMENT AGENCY	Public
30	6104	185	30	REAR 439 WEST ST	CAMDEN REDEVELOPMENT AGENCY	Public

Publicly owned properties in Block 185 22
Privately owned properties in Block 185 8

Lot # 1- owned by City of Camden will not be acquired.

