

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

**Economic Development/ Brownfields**

**Resolution No.: 07-13-22B**

**Resolution Title:**

**Resolution Authorizing an Amendment to A Professional Services Agreement with Greenbaum, Rowe, Smith & Davis LLP to Provide Outside Legal Counsel Services in Connection with Agreements for the Cramer Hill Waterfront Park (formerly known as the Harrison Avenue Landfill) Designated as Block 809, Lots 7 & 13 on the Camden City Tax Map**

**Project Summary:**

- The CRA is the title owner of the Cramer Hill Waterfront Park Site (formerly the Harrison Avenue Landfill) which is located at the northwest corner of Harrison Avenue and East State Street and is designated on the City Tax Map as Block 809, Lots 7 & 13 (the “Park Site”).
- On February 7, 2018 the CRA and the New Jersey Department of Environmental Protection’s (“DEP”) Office of Natural Resource Restoration (“ONRR”) entered into a Memorandum of Understanding (MOU) regarding the environmental remediation and redevelopment of the Harrison Avenue Landfill as the Cramer Hill Waterfront Park.
- The CRA by Resolution 08-11-21A entered into a professional services agreement with Greenbaum, Rowe, Smith & Davis LLP, dated September 28, 2021, to provide legal counsel services in connection with a complex multi-party agreement for the opening, operations and maintenance, and future transfer of the Park Site which was entered into on October 21, 2021 by the CRA, the City of Camden and the County of Camden (the “Park Operations Agreement”).
- The Park is now completed and is currently being operated and maintained by the County of Camden pursuant to the Park Operations Agreement. It is anticipated that after the remaining ground water remediation is completed, CRA will transfer ownership of the Park to the City.
- The CRA is required under the MOU and the Park Operations Agreement to record a conservation easement to restrict disturbance or development within certain designated areas of the Park, which is to be negotiated with DEP.
- This resolution seeks the authorization to amend the professional services agreement with Greenbaum, Rowe for an additional scope of work, which will include assisting CRA to negotiate the conservation easement with DEP as well as the County of Camden as the current Park Operator, and the City of Camden as the future Park Operator (after the CRA transfers title to the City).
- The CRA has requested a price proposal for the additional scope of work and Greenbaum provided a proposal in an amount not to exceed \$20,000.00. However, because \$34,000.00 remains unexpended in the original contract no increase in the contract is required for the additional scope of work.
- The additional scope of work is eligible for funding under the CRA’s EPA Brownfield Cleanup Grants for the Park Site.

**Purpose of Resolution:**

To authorize an amendment to a professional services agreement for legal counsel services

**Award Process:**

Non-fair and open process. A previous solicitation was issued by way of a Request for Proposals, pursuant to the provisions of N.J.S.A. 19:44A-20.4 et seq.

**Cost Not to Exceed:**

\$58,900.00 (original contract)

**Total Project Cost:**

N/A

**Source of Funds:**

EPA Brownfield Cleanup Grants

07-13-22B

**Resolution Authorizing an Amendment to A Professional Services Agreement with  
Greenbaum, Rowe, Smith & Davis LLP to Provide Outside Legal Counsel Services in  
Connection with Agreements for the Cramer Hill Waterfront Park  
(formerly known as the Harrison Avenue Landfill)  
Designated as Block 809, Lots 7 & 13 on the Camden City Tax Map**

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

**WHEREAS**, the Cramer Hill Waterfront Park Site is owned by the CRA and located at the northwest corner of Harrison Avenue and East State Street and is designated on the City Tax Map as Block 809, Lots 7 & 13 (the “Park Site”); and

**WHEREAS**, on February 7, 2018, the CRA and the New Jersey Department of Environmental Protection’s (“DEP”) Office of Natural Resource Restoration (ONRR) entered into a Memorandum of Understanding (MOU) regarding the environmental remediation and redevelopment of the Harrison Avenue Landfill as the Cramer Hill Waterfront Park, and

**WHEREAS**, the Cramer Hill Waterfront Park is now completed and is currently being operated and maintained by the County of Camden pursuant to a Park Operations Agreement dated October 21, 2021 among the CRA, the County, and the City of Camden; and

**WHEREAS**, the CRA is required to negotiate with DEP and subsequently record a conservation easement to restrict disturbance and/or development within designated areas of the Park Site pursuant to the terms of the MOU and the Park Operations Agreement, at CRA’s cost and expense; and

**WHEREAS**, the CRA by Resolution 08-11-21A entered into a professional services agreement dated September 28, 2021 with Greenbaum, Rowe, Smith & Davis LLP to provide outside legal counsel services in connection with the Park Operations Agreement; and

**WHEREAS**, the CRA seeks to amend the professional services agreement with Greenbaum, Rowe because of their extensive knowledge of the MOU and Park Operations Agreement for an additional scope of work, that includes assistance to the CRA in negotiating the terms of the conservation easement and thereafter, the recording of the conservation easement; and

**WHEREAS**, the CRA requested a price proposal from Greenbaum Rowe for the additional scope of work and Greenbaum Rowe has provided a proposal in an amount not to exceed \$20,000.00, but because \$34,000.00 remains unexpended under the original contract no cost increase is required for the additional scope of work, and

**WHEREAS**, the additional scope of work is eligible for funding under the CRA’s EPA Brownfield Cleanup Grants for the Park Site.

**07-13-22B (cont'd)**

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency, that the Interim Executive Director, a duly authorized representative of the Agency, is hereby authorized and directed to negotiate and enter into an amendment to a professional services agreement with Greenbaum, Rowe, Smith & Davis LLP to provide additional legal services in connection with the negotiation and recording of a conservation easement on the Cramer Hill Waterfront Park formerly known as the Harrison Avenue Landfill and designated as Block 809, Lots 7 & 13 on the Camden City Tax Map in an amount not to exceed the original contract amount of \$58,900.00 for a term of one year from the date the amended contract is executed by CRA; and

**BE IT FURTHER RESOLVED** that the Interim 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.

07-13-22B (cont'd)

ON MOTION OF: **Maria Sharma**


SECONDED BY: **Jose Javier Ramos**

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Derek Davis	X		
Gilbert Harden, Sr.	X		
Tasha Gainey-Humphrey	X		
Ian K. Leonard	X		
Jose Javier Ramos	X		
Maria Sharma	X		
Marilyn Torres			

*Ian K. Leonard*

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Ian K. Leonard  
Chairperson

ATTEST:

  
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Olivette Simpson  
Interim Executive Director

The above has been reviewed and approved as to form.

*Mark P. Asselta*

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Mark P. Asselta, Esq.  
Board Counsel