

**CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY**

Executive Office

Resolution No.: 06-14-23D

Resolution Title:

Resolution Authorizing a Professional Services Agreement with Marmero Law, LLC for Legal Services Relating to Agreements with the Housing Authority of the City of Camden for Redevelopment of Certain Land Designated as Blocks 818, 822, and 814 of the City of Camden Tax Map for the Construction of Low and Moderate Income Housing on Such Property for an Amount Not to Exceed \$7,500.00

Project Summary:

- The Housing Authority of the City of Camden (HACC) and Michael’s Organization propose to acquire land for the purpose of constructing approximately 73 low and moderate income housing units as part of a phasing plan to redevelop the Ablett Village public housing site in the Cramer Hill Redevelopment Area.
- The development of the Ablett Village CNI Phase V will consist of three scattered sites within close proximity to Ablett Village. The assemblage includes private properties designated as Block 818, Lots 30, 31, 51, 49, 57, 16 and 17, and Block 822, Lot 35 to be acquired by eminent domain pursuant to the City’s statutory authority under N.J.S.A. 52:27D-325; Block 818, Lots 14, 48, 53, and 59 to be acquired by direct negotiations with the private property owner; and Block 814, Lot 2 to be acquired from the CRA (the “Project Sites”).
- CRA desires to facilitate the redevelopment of the Project Sites to provide low and moderate income housing as part of the HACC and City of Camden’s Ablett Village CNI Grant Program.
- CRA will require legal services with specific expertise in redevelopment matters to assist in the negotiation of the cost agreement and the redevelopment agreement with the HACC.
- The HACC and/or its co-developer will be obligated to pay the legal or related costs that CRA incurs in connection with the proposed agreements.
- CRA’s General Counsel has a conflict and cannot undertake this legal work.

Purpose of Resolution:

To authorize a professional services agreement for legal services

Award Process:

Price Proposal solicited from CRA’s current Pre-Qualified List of Attorneys

Resolution No: 06-14-23D (cont'd)

Cost Not To Exceed:

TBD

Total Project Cost:

TBD

Source of Funds:

Redeveloper Funds

06-14-23D

Resolution Authorizing a Professional Services Agreement with Marmero Law, LLC for Legal Services Relating to Agreements with the Housing Authority of the City of Camden for Redevelopment of Certain Land Designated as Blocks 818, 822, and 814 of the City of Camden Tax Map for the Construction of Low and Moderate Income Housing on Such Property for an Amount Not to Exceed \$7,500.00

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

WHEREAS, pursuant to the Local Redevelopment and Housing Law (“LRHL”), the CRA is designated as Redevelopment Entity to implement the Cramer Hill Redevelopment Plan and authorized to enter into agreements with redevelopers to undertake redevelopment projects forming a part of and in furtherance of the Redevelopment Plan; and

WHEREAS, CRA desires to facilitate the redevelopment of certain vacant and under-utilized city-owned property located in the Cramer Hill Redevelopment Area to provide low and moderate income family housing as part of the Housing Authority of the City of Camden (“HACC”) and City of Camden Ablett Village CNI Grant Program; and

WHEREAS, CRA will require legal services with specific expertise in redevelopment matters to assist in the negotiation of the cost agreement and the redevelopment agreement with the HACC and/or its co-developer; and

WHEREAS, CRA solicited price proposals from its 2023 Pre-Qualified List of Attorneys; and

WHEREAS, Marmero Law, LLC is on the CRA’s 2023 Pre-Qualified List of Attorneys and submitted a price proposal which was deemed to be the most favorable proposal with price and other factors considered; and

WHEREAS, it is deemed necessary for the CRA to engage the services of Marmero Law, LLC as a fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4 and or 20.5 and as a professional services contract pursuant to N.J.S.A. 40A: 11-5 (1) (a) as appropriate.

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 enter into a professional services agreement with Marmero Law, LLC in connection with the negotiation of agreements with the Housing Authority of the City of Camden and/or its co-developer for an amount not to exceed \$7,500.00 for a term of one year; 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.

06-14-23D (cont'd)

ON MOTION OF: **Gilbert Harden, Sr.**


SECONDED BY: **Christopher Collins**

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

Ian K. Leonard

Ian K. Leonard
Chairperson

ATTEST:



Olivette Simpson
Interim Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta

Mark P. Asselta, Esq.
Board Counsel