

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development/ Brownfields

Resolution No.: 06-11-25H

Resolution Title:

**Resolution Authorizing a Professional Services Agreement with
Greenbaum, Rowe, Smith & Davis, LLP to Provide Outside
Legal Counsel Services Relating to Agreements for Property Designated as
Block 1449, Lots 3 and 6 of the Camden City Tax Map for an Amount not to Exceed \$18,000.00**

Project Summary:

- CRA owns property known as the Alpha/Cutler Metals Property designated as Block 1449, Lots 3 and 6 of the City Tax Map and located in the Gateway Redevelopment Plan area. CRA currently leases the property to 1035 Line Company, an affiliate of the Campbell Soup Company.
- The property is contaminated by prior users and operations conducted at the site. The New Jersey Department of Environmental Protection ("NJDEP") is committed to the clean-up of the site but has not yet completed the environmental remediation at the property.
- 1035 Line Street Company now seeks a second amendment to the ground lease agreement with CRA to permit a sublease of a portion of the property to be used as a temporary construction laydown area.
- The proposed sublease would also require the consent of NJDEP who has indicated it has no objection to the proposed sublease.
- CRA requires outside legal services for the negotiation and drafting of the second amendment to the ground lease agreement and any related agreements.

Purpose of Resolution:

To authorize a professional services agreement

Award Process:

Fair and open process. A request for pricing was issued to the CRA's Prequalified List of Attorneys

Cost Not to Exceed:

\$18,000.00

Total Project Cost:

N/A

Source of Funds:

Redeveloper/Ground Lease Agreement

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

WHEREAS, CRA owns property known as the Alpha/Cutler Metals Property designated as Block 1449, Lots 3 and 6 of the City Tax Map and located in the Gateway Redevelopment Plan area (the “Property”); and

WHEREAS, the Property is in close proximity to facilities owned and operated by Campbell Soup Company or its affiliate companies; and

WHEREAS, on or about July 12, 2012 the CRA and 1035 Line Company (an affiliate of Campbell Soup Company) entered into a Ground Lease Agreement, and other Agreements (the “Agreements”), which provided for the New Jersey Department of Environmental Protection (“NJDEP”) to remediate the Property at the cost and expense of the NJDEP, for 1035 Line Company to demolish the abandoned industrial property on the Property at its expense (subject to a right to reimbursement upon conveyance of the Property) and for CRA to ground lease the Property to 1035 Line Company during the period that the Property is being remediated with the tenant having an option to purchase the Property at any time during the lease; and

WHEREAS, 1035 Line Company did take possession of the Property under the Agreements and completed its obligation to demolish the industrial building on the Property; and

WHEREAS, CRA and NJDEP, under the terms and conditions of the Agreements, are required to on notice by 1035 Line Company provide their consent to any contemplated changes/improvements to the Property; and

WHEREAS, 1035 Line Street Company has requested CRA’s consent for the use of a portion of the Property as a temporary construction laydown area; and

WHEREAS, CRA requires legal services to assist in negotiating the terms and conditions for and preparing a second amendment to the Agreements with 1035 Line Company; and

WHEREAS, Greenbaum, Rowe, Smith & Davis, LLP responded to the CRA’s solicitation for legal services with a price proposal not to exceed \$18,000.00.

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 to enter into a professional services agreement with Greenbaum, Rowe, Smith & Davis, LLP for the provision of legal services in connection with an amendment to a Ground Lease Agreement and related Agreements with 1035 Line Company for Block 1449, Lots 3 and 6 designated on the City of Camden Tax Map for an amount not to exceed \$18,000.00.

06-11-25H (cont'd)

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

06-11-25H (cont'd)

ON MOTION OF: Christopher Collins


SECONDED BY: Maria Shama

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

Ian K. Leonard

Ian K. Leonard
Chairperson

ATTEST:



Olivette Simpson
Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta

Mark P. Asselta, Esq.
Board Counsel

Exhibit A
Aerial Photo

Block 1449, Lots 3 and 6

