

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development/ Brownfields

Resolution No.: 09-09-26A

Resolution Title:

**Resolution Authorizing 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 and 13 of the Camden City Tax Map**

Project Summary:

- 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.
- CRA by Resolution 08-11-21A, as amended by Resolution 07-12-22B, and Resolution 08-09-23E, and Resolution 08-14-24D entered into a professional services agreement with Greenbaum, Rowe, Smith & Davis LLP for 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”).
- CRA is required under the MOU and a Park Operations Agreement to record a conservation easement to restrict disturbance or development within certain designated areas of the Park, which is required to be negotiated with the New Jersey Department of Environmental Protection (“NJDEP”).
- This resolution is to authorize a professional services agreement with Greenbaum, Rowe for legal services necessary to complete the negotiations of a Conservation Easement with NJDEP and a Final Title V Permit Cooperation Agreement with the Salvation Army for a term of one year.
- Unexpended funds in the amount of \$20,000.00 remain in the original contract of \$58,900.00, which will cover the remaining scope of work.

Purpose of Resolution:

To authorize a professional services agreement for legal counsel services

Resolution No.: 09-09-26A (cont'd)**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:

Available Brownfield Grants

Resolution Authorizing 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 and 13 of 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 and 13 (the “Park Site”); and

WHEREAS, on February 7, 2018, the CRA and the New Jersey Department of Environmental Protection’s (“NJDEP”) 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, CRA is required to negotiate with NJDEP 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 a Park Operations Agreement;

WHEREAS, CRA by Resolution 08-11-21A entered into a professional services agreement dated September 28, 2021, with Greenbaum, Rowe, Smith & Davis LLP and thereafter amended the Agreement by Resolution 07-13-22B, Resolution 08-09-23E, and Resolution 08-14-24D, and

WHEREAS, an Agreement with Greenbaum, Rowe, is necessary for the firm to complete negotiations of the conservation easement with NJDEP and a Final Title V Permit Cooperation Agreement with the Salvation Army for the term of one year.

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 Greenbaum, Rowe, Smith & Davis LLP to provide legal services in connection with the negotiations and recording of a conservation easement with the New Jersey Department of Environmental Protection and in addition to a Final Title V Permit Cooperation Agreement with the Salvation Army in connection with the Cramer Hill Waterfront Park formerly known as the Harrison Avenue Landfill designated as Block 809, Lots 7 and 13 of the Camden City Tax Map in an amount not to exceed \$20,000.00 for a term of one year from the date the contract is executed; 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.

09-09-26A (cont'd)

ON MOTION OF: Maria Sharma

SECONDED BY: Christopher Collins

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Christopher Collins	X		
Gilbert Harden, Sr.	X		
Tasha Humphrey	X		
Ian K. Leonard	X		
Jose Javier Ramos	X		
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
Cramer Hill Waterfront Park



Source: NJ Parcel Explorer

Exhibit A (cont'd)
Cramer Hill Waterfront Park

Title V Air Permit Map

