

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development/ Brownfields

Resolution No.: 08-13-25H

Resolution Title:

Resolution Authorizing an Amendment to a Professional Services Agreement with Greenbaum, Smith, Rowe & 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 to Reduce the Scope of Legal Services and Contract Price

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 1035 Line Street Company 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.
- CRA by Resolution 06-11-25H did authorize a professional services agreement with Greenbaum, Smith, Rowe & 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.
- Greenbaum, Smith, Rowe & Davis, LLP has a conflict with representing the CRA in the negotiation of the 1035 Line Company sublease with a third party, and as such, the contract is to be amended to reduce the legal services and the contract price.
- This resolution amends the current contract in place with Greenbaum from \$18,000.00 to an amount not to exceed \$15,000.00.

Purpose of Resolution:

To authorize an amendment to a professional services agreement

Award Process:

N/A

Cost Not to Exceed:

\$15,000.00

Total Project Cost:

N/A

08-13-25H

**Resolution Authorizing an Amendment to a Professional Services Agreement with
Greenbaum, Smith, Rowe & 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 to
Reduce the Scope of Legal Services and Contract Price**

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, CRA does require legal services to assist in negotiating the terms and conditions for and preparing a second amendment to the Ground Lease and related Agreements with 1035 Line Company; and

WHEREAS, CRA by Resolution 06-11-25H did authorize a professional services agreement with Greenbaum, Smith, Rowe & 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 (the “Property”) for an amount not to exceed \$18,000.00; and

WHEREAS, Greenbaum, Smith, Rowe & Davis, LLP has a conflict with representing the CRA in the negotiation of the 1035 Line Company sublease to a third party for a temporary use of the Property, and as such, the contract is to be amended to reduce the scope of legal services related to the Agency’s consent to the 1035 Line Company sublease to a third party and attendant contract price.

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 amend a professional services agreement with Greenbaum, Smith, Rowe & Davis, LLP to reduce the scope of professional services and contract price related to the negotiation of the Agency’s consent to a sublease agreement between the 1035 Line Company and a third party for the temporary use of Block 1449, Lots 3 and 6 designated on the City of Camden Tax Map to reduce the scope of services to be provided and reduce the total contract amount from \$18,000.00 to for a contract term of one year.

08-13-25H (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.

08-13-25H (cont'd)

ON MOTION OF: Maria Sharma


SECONDED BY: Derek Davis

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Christopher Collins			
Derek Davis	X		
Gilbert Harden, Sr.			
Tasha Gainey-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

AERIAL PHOTO
Block 1449, Lots 3 and 6

