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CAMDEN, N.J.

## **PUBLIC MEETING NOTICE**

**The Camden Redevelopment Agency's Board of Commissioners will hold its Regular Monthly Meeting on Wednesday, April 3, 6:00 PM at City Hall, Council Chambers, 2<sup>nd</sup> Floor, 520 Market Street, Camden, NJ**

### **AGENDA**

- I. Call to Order - Chairperson**
- II. Roll Call - Board Clerk**
- III. Statement of Compliance with Open Public Meetings Act**
- IV. Review of Minutes**
- V. Review of Executive Director's Report**
- VI. Review of Resolutions**
- 04-03-13A Resolution Authorizing the Camden Redevelopment Agency to Add Melinda Sanchez and Bryan Morton to the List of Authorized Signatories for the Agency's Accounts held at PNC Bank and to Remove Prior Office Holders from Such Accounts**
- 04-03-13B Resolution Authorizing the Camden Redevelopment Agency to Enter into a Master Lease with the Parking Authority of the City of Camden**
- 04-03-13C Resolution Authorizing the Camden Redevelopment Agency to Enter into a Short-term Lease with the Parking Authority of the City of Camden in Connection with Block 175, Lot 5**
- 04-03-13D Resolution Authorizing the Camden Redevelopment Agency to Enter into a Redevelopment Cost Agreement with Respond, Inc. in Connection with the Proposed Redevelopment of Certain Real Property in the Camden North Gateway Redevelopment Area (*WITHDRAWN*)**
- 04-03-13E Resolution Authorizing the Camden Redevelopment Agency to Grant a Deed of Easement and Right of Way to New Jersey-American Water Company, Inc. Relative to Block 810, Lot 4**

**04-03-13F      Resolution Authorizing an Amendment to the Remedial Work Management Agreement with The Salvation Army in Connection with the Remediation of a Portion of the Harrison Avenue Landfill**

**VII.            Public Comments**

**VIII.          Chairperson's Remarks and Observations**

**IX.            Old Business**

**X.             New Business**

**XII.          Executive Session**

**XIII.         Adjournment**

**CAMDEN REDEVELOPMENT AGENCY**  
**RESOLUTION SUMMARY**

Finance

Resolution No.: 04-03-13A

Resolution Title:

**Resolution Authorizing the Camden Redevelopment Agency to Add  
Melinda Sanchez and Bryan Morton to the List of Authorized Signatories  
for the Agency's Accounts held at PNC Bank and to Remove Prior Office Holders  
from Such Accounts**

Project Summary:

A reorganization of the Board of Commissioners was conducted on January 16, 2013 and new appointments have been made for the positions of Board Chairperson and Treasurer, who also serves as Finance Committee Chairperson.

A revised signatory authorization is required to change the names on the PNC Bank Accounts.

In times when the Executive Director is unavailable and disbursements cannot be delayed, the Finance Director may request one of the signatories to fully execute a CRA check.

Purpose of Resolution: To authorize the CRA to add Ms. Sanchez and Mr. Morton to the list of authorized signatories for the CRA bank accounts and to remove prior office holders from such accounts.

Award Process: N/A

Cost Not To Exceed: N/A

Source of Funds: N/A

Total Project Cost: N/A

**Resolution Authorizing the Camden Redevelopment Agency to Add  
Melinda Sanchez and Bryan Morton to the List of Authorized Signatories  
for the Agency's Accounts held at PNC Bank and to  
Remove Prior Office Holders from Such Accounts**

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

**WHEREAS**, to this end, the CRA must conduct business on a day-to-day basis in order to carry out its mission; and

**WHEREAS**, a reorganization of the Board of Commissioners was conducted on January 16, 2013 and new appointments have been made for the positions of Board Vice Chairperson (Melinda Sanchez) and Treasurer (Bryan Morton) who also serves as the Chairperson of the Finance Committee; and

**WHEREAS**, in times when the Executive Director is unavailable and disbursements cannot be delayed, the Finance Director may request one of the signatories to fully execute a CRA check;

**WHEREAS**, the standard practice of the CRA has been to include the current Chairperson of the Board and the current Treasurer of the Board as authorized signatories for accounts held at PNC Bank, and

**WHEREAS**, the current Board Chairperson is an employee of PNC Bank and is, therefore, unable to be one of the two authorized Board signatories,

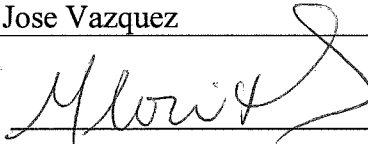
04-03-13A (cont'd)

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the Camden Redevelopment Agency that the Executive Director of the Agency, a duly authorized representative of the Camden Redevelopment Agency, is hereby authorized to revise the authorized signatories on accounts held at PNC Bank by removing the outgoing Board and Finance Committee Chairpersons from the list of authorized signatories on accounts held at PNC Bank and to add Melinda Sanchez and Bryan Morton to the list of authorized signatories on accounts held at PNC Bank.

ON MOTION OF: Jose Vazquez

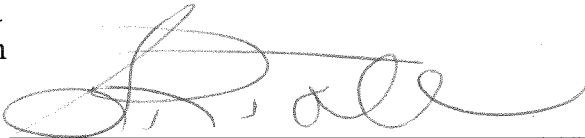
SECONDED BY: Kenwood Hagamin

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Gloria Pena	✓		
Vance Bowman			
Kenwood Hagamin, Jr.	✓		
Bryan Morton	✓		
Louis Quinones	✓		
Melinda Sanchez			
Jose Vazquez	✓		

  
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Gloria Pena  
Chairperson

ATTEST:

  
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Saundra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.

  
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Mark P. Asselta, Esq.

**CAMDEN REDEVELOPMENT AGENCY**  
**RESOLUTION SUMMARY**

Economic Development

Resolution No.: 04-03-13B

Resolution Title:

**Resolution Authorizing the Camden Redevelopment Agency to Enter into  
a Master Lease with the Parking Authority of the City of Camden**

Project Summary:

- CRA owns 6 lots in the Downtown and Waterfront areas that it has leased for many years to the Parking Authority (PACC).
- The PACC uses the lots for vehicle parking and as event venues.
- The PACC has paid the CRA annual rent in the amount of \$149,316.36 for the use of the parking areas.
- The CRA seeks to memorialize the parking arrangement in a written agreement that includes a new term for 5 years that would commence upon approval of the agreement by both PACC and CRA.
- Under the new agreement the PACC will continue to pay the current amount, \$149,316.36 for years 1 and 2 with a 3% increase for the balance of the five year term.
- PACC is responsible for all costs and expenses needed to operate and maintain the parking areas.
- The new agreement will provide CRA with the right to remove from the agreement any properties that are needed for redevelopment projects by providing PACC with 90 days advance notice.

Purpose of Resolution:

To authorize a lease with a public entity.

Award Process:

Public entity to public entity.

Cost Not To Exceed:

CRA to receive \$149,316.36 annually for years 1 and 2 of the agreement with a 3% increase for the balance of the five year term.

04-03-13B (cont'd)

Total Project Cost:

N/A

Source of Funds:

N/A

04-03-13B

**Resolution Authorizing the Camden Redevelopment Agency to Enter into  
a Master Lease with the Parking Authority of the City of Camden**

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

**WHEREAS**, the provision of adequate vehicle parking is a key element of various redevelopment projects in Camden; and

**WHEREAS**, the CRA is the owner of certain real property in Camden, which is more specifically described in Exhibit “A” and which the CRA desires to make available for vehicle parking and for public events; and

**WHEREAS**, the Parking Authority of the City of Camden (“PACC”) is the municipal authority charged with the management of parking facilities in Camden; and

**WHEREAS**, the PACC has previously paid the CRA the annual amount of \$149,316.36 for the use of the parking areas set forth on Exhibit A and;

**WHEREAS**, CRA deems it to be in the best interests of the City and the CRA to permit the properties included on Exhibit A to be used for parking until the property is needed for a redevelopment project which use will generate revenue for both the PACC and the CRA; and



**04-03-13B (cont'd)**

**WHEREAS,** The CRA seeks to memorialize the parking arrangement in a written agreement that includes a new term for 5 years that would commence upon approval of the agreement by both PACC and CRA; and

**NOW, THEREFORE, BE IT RESOLVED,** that the Executive Director, a duly authorized representative of the Camden Redevelopment Agency is hereby authorized and directed to negotiate and enter into a Master Lease with the Parking Authority of the City of Camden for parking and event venues on certain real property included in Exhibit "A," which includes the following terms:

- The term of the Lease shall be for five years.
- The PACC shall pay an Annual Payment of \$149,316.36 for years 1 (and 2 of the agreement).
- The Annual Payment will increase by 3% for the three years remaining on the agreement
- PACC shall be responsible for all costs and expenses needed to operate and maintain the parking areas.
- CRA shall have the right to remove from the agreement any properties that are needed for redevelopment projects by providing PACC with 90 days advance notice.

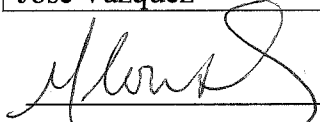
**BE IT FURTHER RESOLVED,** that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

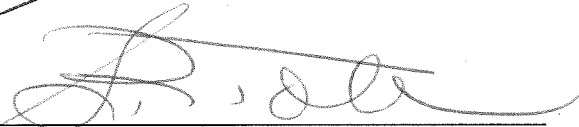
04-03-13B (cont'd)

ON MOTION OF: Louis Quinones

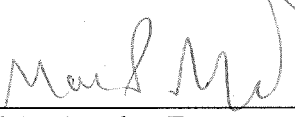
SECONDED BY: Jose Vazquez

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Gloria Pena	✓		
Vance Bowman	✓		
Kenwood Hagamin, Jr.	✓		
Bryan Morton	✓		
Louis Quinones	✓		
Melinda Sanchez	✓		
Jose Vazquez	✓		

  
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Gloria Pena  
Chairperson

ATTEST:   
\_\_\_\_\_  
Saundra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.

  
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Mark P. Asselta, Esq.

**CAMDEN REDEVELOPMENT AGENCY**  
**RESOLUTION SUMMARY**

Economic Development

Resolution No.: 04-03-13C

Resolution Title:

**Resolution Authorizing the Camden Redevelopment Agency to Enter into  
a Short-Term Lease with the Parking Authority of the City of Camden  
in Connection with Block 175, Lot 5**

Project Summary:

- The CRA owns the former Woolworth's lot located at the corner of Broadway and Federal Streets **known as Block 175 Lot 5 of the tax map aka Block N.**
- The Parking Authority proposes to use the lot for monthly parking on a short-term basis and to enter into a written agreement with the CRA for a term of two years.. The Parking Authority proposes to pay the CRA 10% of gross revenue received by the Parking Authority for parking at the property.
- The Parking Authority would also be responsible for all costs and expenses needed to operate and maintain the parking area.
- CRA would have the right to terminate the agreement if the property was needed for a redevelopment project by providing the Parking Authority with 90 days advance notice.

Purpose of Resolution:

To authorize a lease to a public entity.

Award Process:

Public entity to public entity.

Cost Not To Exceed:

The CRA is estimated to receive the following amounts: 50 spaces at \$80/month = \$4,000 x 10% = \$400/month to CRA or \$4,800 annually.

Total Project Cost:

Site to be improved by the Parking Authority

Source of Funds: N/A

**Resolution Authorizing the Camden Redevelopment Agency to Enter into  
a Short-term Lease with the Parking Authority of the City of Camden  
in Connection with Block 175, Lot 5**

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

**WHEREAS**, the provision of adequate vehicle parking is a key element of various redevelopment projects in Camden; and

**WHEREAS**, the CRA is the owner of certain real property in Camden, designated as Block 175, Lot 5, and commonly known as the “Woolworth Lot” or Block N, which the CRA desires to make available for vehicle parking; and

**WHEREAS**, the Parking Authority of the City of Camden (“PACC”) is the municipal authority charged with the management of parking facilities in Camden; and

**WHEREAS**, The PACC proposes to use the Woolworth Lot for monthly parking on a short-term basis and to enter into a written agreement with the CRA for a term of two years; and

**WHEREAS**, CRA deems it to be in the best interests of the City and the CRA to permit the Woolworth Lot to be used for parking until the property is needed for a redevelopment project which use will generate revenue for both the PACC and the CRA; and

**04-03-13C (cont'd)**

**NOW, THEREFORE, BE IT RESOLVED**, that the Executive Director, a duly authorized representative of the Camden Redevelopment Agency is hereby authorized and directed to negotiate and enter into a Short-term Lease with the Parking Authority of the City of Camden for parking on Block 175 Lot 5 which includes the following terms:

- The term of the Lease is two years.
- The PACC is to pay to the CRA an Annual Payment of 10% of all gross revenue received by the PACC for parking at the Woolworth Lot.
- The Parking Authority is to be responsible for all costs and expenses needed to operate and maintain the parking area.
- The CRA is to have the right to terminate the agreement at any time if the property is needed for a redevelopment project by providing the Parking Authority with 90 days advance notice.

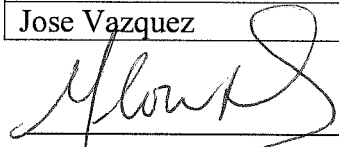
**BE IT FURTHER RESOLVED**, that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

04-03-13C (cont'd)

ON MOTION OF: Jose Vazquez

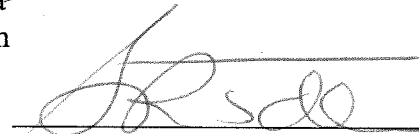
SECONDED BY: Louis Quinones

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Gloria Pena	✓		
Vance Bowman			
Kenwood Hagamin, Jr.	✓		
Bryan Morton	✓✓		
Louis Quinones	✓✓		
Melinda Sanchez	✓		
Jose Vazquez	✓		

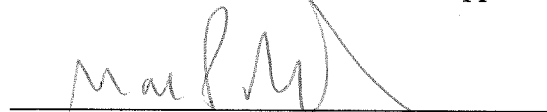


Gloria Pena  
Chairperson

ATTEST:

  
Saundra Ross Johnson  
Executive Director

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Mark P. Asselta, Esq.