

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing

Resolution No.: 01-16-13A

Resolution Title:

Resolution Authorizing the CRA to Enter into an Agreement of Sale
with the City of Camden and Acquire Certain Properties in the
Cooper Plaza and Lanning Square Neighborhoods – American Recovery
and Reinvestment Act (ARRA) 2009

Project Summary:

In January 2010, CRA was awarded \$11.9 Million grant under HUD's Neighborhood Stabilization Program 2 (NSP 2), which is funded through the American Recovery and Reinvestment Act (ARRA). CRA, in administering NSP 2 Program, may use grant funds to acquire vacant and foreclosed upon residential property in NSP 2 target areas. CRA seeks to acquire 91 City-owned vacant lots that are located in Lanning Square and Cooper Plaza neighborhoods. The consideration for the conveyance will be based upon the assessed value of the individual properties. CRA will plan for the redevelopment of these properties to be consistent with the Master Plan, Lanning Square and Cooper Plaza Neighborhood Plans, and Lanning Square and Cooper Plaza Redevelopment Plans, adopted respectively in 2011 and 2005 by the City of Camden. **See Property List – Exhibit "A". This Request is consistent with meeting the NSP 2 Expenditure of Funds requirement of February 10, 2013.**

Award Process: N/A

Cost Not To Exceed: N/A

Total Project Cost: \$ 485,800.00

Source of Funds: NSP 2

01-16-13A

**Resolution Authorizing the CRA to Enter into an Agreement of Sale
with the City of Camden and Acquire Certain Properties in the
Cooper Plaza and Lanning Square Neighborhoods – American Recovery
and Reinvestment Act (ARRA) 2009**

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

WHEREAS, the City Council of the City of Camden (the “City Council”) adopted, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., the Lanning Square Redevelopment Plan and Cooper Plaza Redevelopment Plan as to certain land within the City and described therein (collectively the “Redevelopment Areas”); and

WHEREAS, City Council designated the CRA as redevelopment entity pursuant to the Redevelopment Law to implement redevelopment plans and carry out redevelopment projects within these Redevelopment Areas; and

WHEREAS, the City of Camden is the owner of certain property comprised of ninety-one (91) vacant lots within the Redevelopment Areas as designated on the Official Tax Assessment Map of the City of Camden, County of Camden, and State of New Jersey that is described in Exhibit A attached hereto (collectively the Project Sites ”); and

WHEREAS, the Department of Housing and Urban Development (“HUD”), in January 2010, awarded CRA a \$11.9 Million grant under its Neighborhood Stabilization Program 2 (“NSP 2”), which is funded through the American Recovery and Reinvestment Act of 2009; and

WHEREAS, CRA, in its administration of the NSP 2 Program grant, desires to acquire, maintain, and assemble property within targeted NSP 2 neighborhoods for future redevelopment purposes by utilizing NSP 2 funds in accordance with HUD regulations for property assisted with NSP 2 funds; and

WHEREAS, City Council adopted a Resolution authorizing an Agreement of Sale between the City of Camden and CRA for the conveyance of the Project Sites for a total purchase price off \$485,800.00 which amount is based on the current tax assessed value of the Project Sites; and

01-16-13A (cont'd)

WHEREAS, if the CRA accepts the proposed Agreement of Sale the City of Camden will seek the adoption of any required municipal ordinance authorizing the conveyance of the Project Sites to the CRA pursuant to the Agreement of Sale; and

WHEREAS, CRA desires to acquire the Project Sites for future redevelopment purposes utilizing grant funds under the NSP 2 program as said acquisition would qualify for the use of NSP 2 funds.,

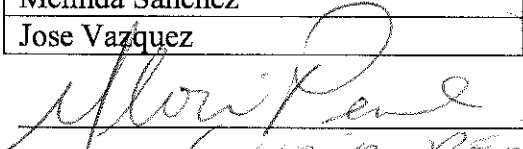
NOW, THEREFORE BE IT RESOLVED by the governing body of the Camden Redevelopment Agency that the Executive Director of the Agency, a duly authorized representative of the Camden Redevelopment Agency, is hereby authorized to execute an Agreement of Sale with the City of Camden for the acquisition of the Project Sites and to acquire title to the Project Sites described in Exhibit A for the total purchase price of \$ 485,800.00 and to utilize NSP 2 funds for said acquisition and for all related costs

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.

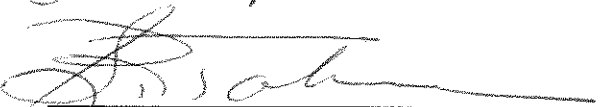
ON MOTION OF: Louis Quinones

SECONDED BY: Jose Vazquez

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



 Gloria PENNA
 Chairman

ATTEST: 

 Sandra Ross Johnson
 Executive Director

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing

Resolution No.: 01-16-13B

Resolution Title:

Resolution Authorizing the Camden Redevelopment Agency to Enter into
a Professional Services Agreement with Brown & Connery LLP for the
Neighborhood Stabilization Program 2 – American Recovery
and Reinvestment Act of 2009

Project Summary:

1. CRA was awarded a \$11.9 Million grant under the Neighborhood Stabilization Program (“NSP 2”) by the U.S. Department of Housing and Urban Development (“HUD”), pursuant to the American Recovery and Reinvestment Act of 2009 and the Housing and Economic Recovery Act of 2008, for the purpose of assisting in the redevelopment of abandoned, vacant and/or foreclosed upon properties, leading to stabilization of affected neighborhoods.

2. The CRA requires legal services to prepare construction loan and any other related agreements or documents for use in NSP 2 housing development land or loan transactions between the CRA, City of Camden, NSP 2 Consortium Members and housing developers and prospective home purchasers and to prepare close-out documents required of the Grant by the HUD deadline and during the post close-out period

3. Brown & Connery has provided extensive legal counsel services regarding the NSP 2 Program over the past three years and is intimately involved in and knowledgeable of the remaining transactions to be performed and the grant closing.

Purpose of Resolution:

To authorize a professional services agreement with Brown & Connery LLP for legal services for the NSP 2 program.

Cost Not To Exceed: \$ 45,000

Funding Source: NSP 2 Grant

Total Project Cost: \$45,000

**Resolution Authorizing the Camden Redevelopment Agency to Enter into
a Professional Services Agreement with Brown & Connery LLP for the
Neighborhood Stabilization Program 2 – American Recovery
and Reinvestment Act of 2009**

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

WHEREAS, CRA was awarded a \$11.9 Million grant under the Neighborhood Stabilization Program (“NSP 2”) by the U.S. Department of Housing and Urban Development (“HUD”), pursuant to the American Recovery and Reinvestment Act of 2009 and the Housing and Economic Recovery Act of 2008, for the purpose of assisting in the redevelopment of abandoned, vacant and/or foreclosed upon properties, leading to stabilization of affected neighborhoods; and

WHEREAS, CRA, in its administration of the NSP 2 Program within targeted City of Camden neighborhoods, must enter into agreements with Non-Profit (“NSP 2 Consortium Members”) and For-Profit housing developers and prospective home purchasers, making loans for the purpose of financing a portion of the acquisition, construction, and rehabilitation of housing development projects in accordance with HUD’s NSP 2 program regulations appearing at 24 CFR Part 570; and

WHEREAS, in order to effectuate these transactions and to properly close out the Grant by the February 13, 2013 deadline, the CRA requires legal services to prepare construction loan and any other related agreements or documents for use in NSP 2 housing development land or loan transactions between the CRA, City of Camden, NSP 2 Consortium Members and housing developers and prospective home purchasers and to prepare close-out documents required of the Grant by the HUD deadline and during the post close-out period; and

WHEREAS, Brown & Connery has provided extensive legal counsel services regarding the NSP 2 Program over the past three years and is intimately involved in and knowledgeable of the remaining transactions to be performed and the grant closing;

WHEREAS, it is determined that a professional services contract between CRA and the firm of Brown & Connery for the completion of the NSP 2 related land and loan and closing transactions with the firm will provide for the continuity of legal services.

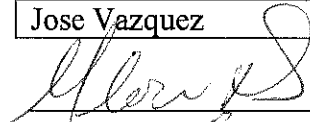
01-16-13B (cont'd)

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 execute a contract for six (6) months not to exceed \$45,000 with the firm of Brown & Connery for the continuity of legal services in completing land and loan transactions on behalf of the Agency in connection with Neighborhood Stabilization Program 2 grant; and the Executive Director is further authorized is to take any further actions and execute such documents as may be necessary or appropriate to effectuate and to carry out the purposes of this resolution.

ON MOTION OF: Bryan Morton

SECONDED BY: Melinda Sanchez

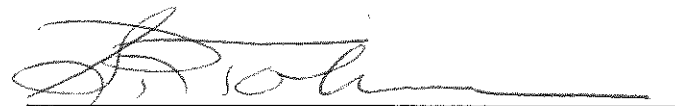
COMMISSIONER	AYES	NAYS	ABSTENTIONS
Vance Bowman			
Kenwood Hagamin, Jr.			
Bryan Morton	✓		
Gloria Pena	✓		
Louis Quinones	✓		
Melinda Sanchez	✓		
Jose Vazquez	✓		



 Gloria Pena

Chairman

ATTEST:



 Saundra Ross Johnson
 Executive Director