

**CITY OF CAMDEN REDEVELOPMENT AGENCY**  
**RESOLUTION SUMMARY**

**Resolution No.:** 08-07-13A

**Resolution Title:**

Resolution Approving an Amendment to the Redevelopment Agreement  
Between the City of Camden Redevelopment Agency and Education Capital Solutions,  
LLC for the Charter School Project Located in Blocks 87 and 89 in the City of Camden  
Relating to the Deadline for the Completion of Project Improvements

**Project Summary:**

- CRA and CSMI, LLC ("CSMI"), entered into a Redevelopment Agreement dated March 20, 2013 for the development of a Charter School Project on property owned by the CRA in Block 87 and Block 89 in the City of Camden (the "Project Site")
- CSMI assigned its interest in the Redevelopment Agreement and conveyed the Project Site to Education Capital Solutions, LLC ("ECS") pursuant to its rights under the Redevelopment Agreement
- ECS is in the process of completing construction of an approximately 25,000 square foot classroom and an approximately 7,500 square foot gymnasium on the Project Site but is requesting a two year extension of the deadline to build a second approximately 25,000 square foot classroom building which deadline is currently April 15, 2015
- The reason for the request for an extended deadline is to account for delays in the conveyance of the Project Site to the redeveloper and to better coordinate the construction completion date of the second classroom building with the expected permitted pace of enrollment for the Charter School

**Purpose of Resolution:**

- Authorize an amendment to the Charter School redevelopment agreement, to permit two year extension of the deadline to complete all improvements on the Project Site

08-07-13A (cont'd)

**Award Process:**

N/A

**Cost Not To Exceed:**

Redeveloper is Paying All Project Costs

**Total Project Cost:**

Redeveloper is Paying All Project Costs

**Source of Funds:**

**Resolution Approving an Amendment to the Redevelopment Agreement  
Between the City of Camden Redevelopment Agency and Education Capital  
Solutions, LLC for the Charter School Project Located in Blocks 87 and 89  
in the City of Camden Relating to the Deadline for the  
Completion of Project Improvements**

**WHEREAS**, the 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 ("City Council") on November 13, 1992, adopted, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "LRHL"), an ordinance approving the Camden North Gateway Redevelopment Plan (the "Plan") as to certain land within the City of Camden more particularly described therein (collectively, the "Redevelopment Area"); and

**WHEREAS**, the City Council designated the CRA as the redevelopment entity pursuant to the LRHL to implement redevelopment plans and carry out redevelopment projects within the Redevelopment Area; and

**WHEREAS**, the Plan authorizes the CRA to designate and enter into agreements with redevelopers to undertake redevelopment projects forming a part of or in the furtherance of the Plan; and

**WHEREAS**, pursuant to CRA Resolution 02-06-13E CRA and CSMI, LLC ("CSMI"), entered into that certain Redevelopment Agreement dated March 20, 2013 (the "Redevelopment Agreement") in connection with the development of a Charter School Project on property owned by the CRA in Block 87 and Block 89 in the City of Camden (the "Project Site");

**WHEREAS**, in accordance with the Redevelopment Agreement, the CRA conveyed title to the Project Site to CSMI; and

**WHEREAS**, CSMI assigned its interest in the Redevelopment Agreement and on April 9, 2013 conveyed the Project Site to Education Capital Solutions, LLC ("ECS") pursuant to the provisions of the Redevelopment Agreement, Part II, Section 5 c (f).and;

**08-07-13A (cont'd)**

**WHEREAS**, ECS is in the process of completing construction on the initial approximately 25,000 square foot classroom building located on the northeast corner of the Project Site, as well as an approximately 7,500 square foot gymnasium located on the northwest corner of the Project Site, along with certain of the other Improvements (as defined in the Redevelopment Agreement);

**WHEREAS**, Part I, Section 3h of the Redevelopment Agreement provides that all improvements for the Charter School Project including a second approximately 25,000 square foot classroom building are to be substantially completed on or before April 30, 2015:

**WHEREAS**, ESC is requesting a two year extension of the deadline to complete the construction of the second classroom building which is be located on the southeast corner of the Project Site in order to account for delays in the conveyance of the Project Site to the redeveloper and to better coordinate the construction completion date of the second classroom building with the expected permitted pace of enrollment for the Charter School which is regulated and controlled by the State of New Jersey; and

**WHEREAS**, the CRA has determined that such an extension of the time for completion of the Improvements is consistent with the remaining terms and conditions of the Redevelopment Agreement, as well as the intent of the parties to the Redevelopment Agreement in accomplishing the goals and objectives for this Charter School Project;

**NOW, THEREFORE, BE IT RESOLVED**, by the governing body of the Camden Redevelopment Agency that the Executive Director, a duly authorized representative of the Camden Redevelopment Agency is hereby authorized and directed to enter into an amendment to the Redevelopment Agreement dated March 20, 2013 with Education Capital Solutions, LLC, as successor in interest to CSMI, LLC which provides for a two year extension of the deadline to complete all improvements on the Project Site so that the amended deadline for the completion of improvements shall be April 15, 2017 ; 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.

08-07-13A (cont'd)

ON MOTION OF:

SECONDED BY:

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.

**CITY OF CAMDEN REDEVELOPMENT AGENCY**  
**RESOLUTION SUMMARY**

**Resolution No.:** 08-07-13B

**Resolution Title:**

Resolution Designating The Cooper Health System, a Non Profit Corporation, as  
Redeveloper of Project Areas A, B, and C within the  
Cooper Plaza and Lanning Square Redevelopment Areas

**Project Summary:**

- The Cooper Health System and/or through a permitted assignee proposes to redevelop certain real property within the Lanning Square Redevelopment Area and Cooper Plaza Redevelopment Areas (the "Redevelopment Areas") as indicated below:
- Project Area A - located within Tax Assessment Map Blocks 179, 180, and 181 for new health sciences/retail uses (Project Area A).
- Project Area B - located within Tax Assessment Map Blocks 1404 and 1407 for new health services/retail uses along the Broadway corridor (Project Area B).
- Project Area C - located within Tax Assessment Map Blocks 191, 192, 195, and 196 for new educational/open space/retail uses (Project Area C).
- CRA and the City of Camden own certain properties within the Redevelopment Areas and within the blocks Cooper proposes to undertake redevelopment projects, which are set forth on Exhibit A attached to this Resolution. Cooper will acquire the CRA and City parcels from CRA and together with parcels acquired by Cooper complete the Project Area sites A, B, and C.
- CRA desires, in accordance with the Redevelopment Law, to designate the Cooper Health System as the Redeveloper of Project Area Sites A, B, and C.
- CRA and Cooper Health System will execute appropriate redevelopment agreements for each of the Project Areas as approved by the CRA in the future

08-07-13B (cont'd)

**Purpose of Resolution:**

To designate The Cooper Health System as Redeveloper

**Award Process:** N/A

**Cost Not To Exceed:** NA

**Total Project Cost:** TBA

**Source of Funds:** N/A

**Resolution Designating The Cooper Health System, a Non Profit Corporation, as  
Redeveloper of Project Areas A, B, and C within the  
Cooper Plaza and Lanning Square Redevelopment Areas**

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

**WHEREAS**, City Council of the City of Camden (the "City Council"), in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., (the "Redevelopment Law"), designated certain properties known as the Lanning Square Redevelopment Area and Cooper Plaza Redevelopment Area as areas in need of redevelopment (the "Redevelopment Areas"); and

**WHEREAS**, City Council adopted redevelopment plans for the Lanning Square and Cooper Plaza Redevelopment Areas (the "Redevelopment Plans") in accordance with the Redevelopment Law; 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 the Redevelopment Areas; and

**WHEREAS**, CRA, as the redevelopment entity, may designate and enter into agreements with redevelopers to undertake redevelopment projects in the furtherance of these Redevelopment Plans; and

**WHEREAS**, CRA is the owner of certain properties within the Redevelopment Areas designated as Blocks 179, 180, 181, 192, 195, 1404, and 1407 on the Official Tax Assessment Map of the City of Camden, County of Camden, and State of New Jersey as set forth in Exhibit "A" attached to this Resolution (the "CRA Parcels"); and

**WHEREAS**, the City of Camden, by an Ordinance to be introduced on 08-13-13, proposes to transfer to the CRA, parcels within the Redevelopment Areas designated as Blocks 180, 191, 192, 195, and 196 on the Official Tax Assessment Map of the City of Camden, County of Camden, and State of New Jersey as set forth in Exhibit "A" attached to this Resolution (the "City Parcels" and collectively, "Project Areas A, B, and C"); and



08-07-13B (cont'd)

**WHEREAS**, the CRA desires, in accordance with the Redevelopment Law, to designate The Cooper Health System as the Redeveloper of Project Areas A, B, and C ; and

**WHEREAS**, CRA and Cooper Health System will execute appropriate redevelopment agreements for each of the Project Areas as approved by the CRA in the future.

**NOW, THEREFORE, BE IT RESOLVED**, by the governing body of the Camden Redevelopment Agency that The Cooper Health System is hereby designated, pursuant to the Redevelopment Law, as the Redeveloper of Project Areas A, B, and C to undertake projects in the Lanning Square and Cooper Plaza Redevelopment Areas subject to the entering into of appropriate redevelopment agreements between the CRA and the Cooper Health System for each of the Project Areas as approved by the CRA in the future.

**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:

SECONDED BY:

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

The above has been reviewed and approved as to form.

\_\_\_\_\_  
Mark P. Asselta, Esq.

08-07-13B

**EXHIBIT "A"**  
**PROPERTY LIST**

**COOPER (PROJECT AREA A)**

#	Block	Lot	Address	Neighborhood	CRA Parcels	City to CRA
1	181	78	224 S. 5th St	Lanning Square	X	
2	181	79	222 S. 5th St	Lanning Square	X	
3	181	80	220 S. 5th St	Lanning Square	X	
4	181	83	214 S. 5th St	Lanning Square	X	
5	181	84	212 S. 5th St	Lanning Square	X	
6	181	85	210 S. 5th St	Lanning Square	X	
7	181	86	208 S. 8th St	Lanning Square	X	
8	181	87	206 S. 8th St	Lanning Square	X	
9	179	15/14	439 Benson St.	Lanning Square	x	
10	180	6	520 Stevens St.	Lanning Square	x	
11	180	31	WS Griffie 69 N. Benson St.	Lanning Square		x
12	180	33	517 Benson St.	Lanning Square		x
13	180	39	505 Benson St.	Lanning Square	x	
14	180	49	502-504 Stevens St.	Lanning Square	x	

**COOPER (PROJECT AREA B)**

#	Block	Lot	Address	Redevelopment Area	CRA Parcels	City To CRA
1	1404	28	418 Broadway	Cooper Plaza		x
2	1404	30	422 Broadway	Cooper Plaza	x	
3	1407	1	428 Broadway	Cooper Plaza		x
4	1407	4	434 Broadway	Cooper Plaza		x
5	1407	50	430 Broadway	Cooper Plaza	x	
6	1407	51	432 Broadway	Cooper Plaza	x	

08-07-13B

COOPER - PROJECT AREA C

#	Block	Lot	Address	Redevelopment Area	CRA Owned	City to CRA
1	191	2	441 Henry St	Lanning Square		x
2	191	3	443 Henry St.	Lanning Square		x
3	191	4	445 Henry St.	Lanning Square		x
4	191	9	449 Henry St.	Lanning Square		x
5	191	10	451 Henry St.	Lanning Square		x
6	191	63	444 West St.	Lanning Square	x	
7	192	21	443 S. 5th St.	Lanning Square	x	
8	192	22	445 S. 5th St.	Lanning Square	x	
9	192	23	447 S. 5th St.	Lanning Square	x	
10	192	24	NW 5th & Berkley St.	Lanning Square		x
11	192	26	459 Berkley St.	Lanning Square	x	
12	192	27		Lanning Square	x	
13	192	28	455 Berkley St.	Lanning Square	x	
14	192	29	453 Berkley St.	Lanning Square	x	
15	192	30	452 Henry St.	Lanning Square	x	
16	192	31	450 Henry St.	Lanning Square	x	
17	192	32	448 Henry St.	Lanning Square	x	
18	192	33	446 Henry St.	Lanning Square	x	
19	192	34	444 Henry St.	Lanning Square	x	
20	195	36	442 Berkley St.	Lanning Square	x	
21	195	37	444 Berkley St.	Lanning Square	x	
22	195	42	512 West St.	Lanning Square		x
23	195	46	520-522 West St.	Lanning Square		x
24	196	48	454-456 Berkley St.	Lanning Square		x
25	196	54	511 S. 5th St.	Lanning Square		x
26	196	57	517 S. 5th St.	Lanning Square		x
27	196	58	519 S. 5th St.	Lanning Square		x
28	196	59	445 Clinton St.	Lanning Square		x
29	196	61	512 Henry St.	Lanning Square		x

**CITY OF CAMDEN REDEVELOPMENT AGENCY**  
**RESOLUTION SUMMARY**

**Resolution No.:** 08-08-13C

**Resolution Title:**

Resolution Authorizing the City of Camden Redevelopment Agency to  
Enter into an Option Agreement (Project Area C) with The Cooper Health System,  
a New Jersey Non-Profit Corporation, for the Sale and Redevelopment of  
Certain Properties in the Lanning Square Redevelopment Area

**Project Summary:**

- The Cooper Health System proposes to redevelop certain properties in Blocks 191, 192, 195, and 196 in the Lanning Square Redevelopment Area in support of a redevelopment project proposed by the Cooper Health System and/or a permitted assignee.
- The proposed redevelopment will be for educational, health sciences, open space, and/or retail uses.
- At this time, Cooper seeks an Option to acquire certain vacant lots within these Blocks that are owned by CRA and the City of Camden and described in Exhibit A attached to this Resolution.
- The City desires to transfer parcels owned by the City to CRA to facilitate a redevelopment project to be carried out by Cooper and/or its permitted assignee.
- Cooper will pay to CRA, a non-refundable option fee of Twenty Thousand Dollars (\$20,000.00) which is not applied to the purchase price.
- The term of the option agreement shall be 12 months.
- If the option is exercised by Cooper, Cooper will pay fair market appraised value for the properties and will enter into an appropriate redevelopment agreement with the CRA

**Purpose of Resolution:**

Authorize an option agreement and sale of real property.

08-07-13C (cont'd)

**Award Process:** N/A

**Cost Not To Exceed:** NA

**Total Project Cost:** TBA

**Source of Funds:** N/A

08-07-13C

**Resolution Authorizing the City of Camden Redevelopment Agency to  
Enter into an Option Agreement (Project Area C) with The Cooper Health System,  
a New Jersey Non-Profit Corporation, for the Sale and Redevelopment of  
Certain Properties in the Lanning Square Redevelopment Area**

**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 as to certain land within the City and described therein; and

**WHEREAS**, City Council designated the CRA as the redevelopment entity pursuant to the Redevelopment Law to implement redevelopment plans and carry out redevelopment projects within the Lanning Square Redevelopment Area; and

**WHEREAS**, CRA, as the redevelopment entity, may designate and enter into agreements with redevelopers to undertake redevelopment projects in the furtherance of a redevelopment plan; and

**WHEREAS**, CRA is the record owner of certain properties within the Lanning Square Redevelopment Area designated as Blocks 191, 192, 195, and 196 on the Official Tax Assessment Map of the City of Camden, County of Camden, and State of New Jersey and more specifically described in Exhibit "A" attached to this Resolution (the "CRA Parcels"); and

**WHEREAS**, the City of Camden, by an Ordinance to be introduced on 08-13-13, proposes to transfer to the CRA, parcels within Blocks 191, 192, 195, and 196 and more specifically described in Exhibit A for nominal consideration for redevelopment purposes (the "City Parcels" and collectively the "CRA and City Parcels"); and

08-07-13C (cont'd)

**WHEREAS**, Cooper Health System, a non-profit, proposes to enter into an Option Agreement with CRA that would permit Cooper to purchase the CRA and City Parcels for fair market value as determined by appraisal, and if exercised, to redevelop the CRA and City Parcels for educational, health sciences, open space, and/or retail uses; and

**WHEREAS**, the proposed term of the Option Agreement is one (1) year from the date of the execution of the Agreement and the proposed fee for the Option Agreement is Twenty Thousand Dollars (\$20,000), which is to be non-refundable and not applied to the purchase price; and

**WHEREAS**, If the option is exercised by Cooper will enter into an appropriate redevelopment agreement with the CRA.

**NOW, THEREFORE, BE IT RESOLVED**, by the governing body of the Camden Redevelopment Agency that the Executive Director, a duly authorized representative of the Camden Redevelopment Agency is hereby authorized and directed to negotiate and enter into an Option Agreement with Cooper Health Systems for the sale of the CRA and City Parcels in Blocks 191, 192, 195, and 196 within the Lanning Square Redevelopment Area and more particularly described in Exhibit "A" attached to Cooper for fair market value as determined by appraisal for redevelopment of the CRA and City Parcels for educational, health sciences, open space, and/or retail uses which Option Agreement shall include the payment of a non-refundable Option Fee of Twenty Thousand Dollars (\$20,000.00) which shall not be applied to the purchase price and a term of twelve (12) months, 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.

08-07-13C (cont'd)

ON MOTION OF:

SECONDED BY:

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.



08-07-13C (cont'd)

**EXHIBIT "A"**  
**PROPERTY LIST**  
**COOPER - PROJECT AREA C**

#	Block	Lot	Address	Neighborhood	CRA Owned	To Be Transferred to CRA by City
1	191	2	441 Henry St	Lanning Square		x
2	191	3	443 Henry St.	Lanning Square		x
3	191	4	445 Henry St.	Lanning Square		x
4	191	9	449 Henry St.	Lanning Square		x
5	191	10	451 Henry St.	Lanning Square		x
6	191	63	444 West St.	Lanning Square	x	
7	192	21	443 S. 5th St.	Lanning Square	x	
8	192	22	445 S. 5th St.	Lanning Square	x	
9	192	23	447 S. 5th St.	Lanning Square	x	
10	192	24	NW 5th & Berkley St.	Lanning Square		x
11	192	26	459 Berkley St.	Lanning Square	x	
12	192	27		Lanning Square	x	
13	192	28	455 Berkley St.	Lanning Square	x	
14	192	29	453 Berkley St.	Lanning Square	x	
15	192	30	452 Henry St.	Lanning Square	x	
16	192	31	450 Henry St.	Lanning Square	x	
17	192	32	448 Henry St.	Lanning Square	x	
18	192	33	446 Henry St.	Lanning Square	x	
19	192	34	444 Henry St.	Lanning Square	x	
20	195	36	442 Berkley St.	Lanning Square	x	
21	195	37	444 Berkley St.	Lanning Square	x	
22	195	42	512 West St.	Lanning Square		x
23	195	46	520-522 West St.	Lanning Square		x
24	196	48	454-456 Berkley St.	Lanning Square		x
25	196	54	511 S. 5th St.	Lanning Square		x
26	196	57	517 S. 5th St.	Lanning Square		x
27	196	58	519 S. 5th St.	Lanning Square		x
28	196	59	445 Clinton St.	Lanning Square		x
29	196	61	512 Henry St.	Lanning Square		x
				Total	15	14

**CITY OF CAMDEN REDEVELOPMENT AGENCY**  
**RESOLUTION SUMMARY**

**Resolution No.:** 08-07-13D

**Resolution Title:**

Resolution Amending Resolution 06-27-13E Authorizing the City of Camden  
Redevelopment Agency to Enter into an Option Agreement (Project Area A) with  
The Cooper Health System, a New Jersey Non Profit Corporation, for the Sale and  
Redevelopment of Certain Properties within the Lanning Square Area  
by Adding Certain Properties to Such Option Agreement

**Project Summary:**

- CRA by Resolution 06-27-13E authorized entry into an Option Agreement with The Cooper Health System in support of its proposal to redevelop Block 181 and portions of Block 1404 and 1407 within the Lanning Square Redevelopment Area.
- The proposed redevelopment will be for a health sciences use and/or a retail use.
- At this time, Cooper seeks to amend Resolution 06-27-13E to acquire additional vacant lots owned by CRA and designated as Block 179, Lot 15; and Block 180, Lots 6, 39, and 49 and described in Exhibit B attached.
- The City proposes to transfer two additional parcels to CRA for redevelopment by Cooper or its permitted assignee which are described in Exhibit B attached.
- With the proposed amendment a total of fourteen (14) CRA/City parcels will be included within the Option Agreement (Project Area A).
- Cooper will pay to CRA, a total non-refundable option fee of \$20,000 which is a \$5,000 increase in the option fee provided for in Resolution 06-27-13E.
- The term of the option agreement shall be 12 months.

**Purpose of Resolution:**

To authorize an option agreement, including sale of property.

08-07-13D (cont'd)

**Award Process:** N/A

**Cost Not To Exceed:** NA

**Total Project Cost:** TBA

**Source of Funds:** N/A

08-07-13D

**Resolution Amending Resolution 06-27-13E Authorizing the City of Camden  
Redevelopment Agency to Enter into an Option Agreement (Project Area A) with  
The Cooper Health System, a New Jersey Non Profit Corporation, for the Sale and  
Redevelopment of Certain Properties within the Lanning Square  
Redevelopment Area by Adding Certain Properties to Such Option Agreement**

**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 as to certain land within the City and described therein; 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 the Lanning Square Redevelopment Area; and

**WHEREAS**, CRA, as the redevelopment entity, may designate and enter into agreements with redevelopers to undertake redevelopment projects in the furtherance of a redevelopment plan; and

**WHEREAS**, CRA by Resolution 06-27-13E, authorized an Option Agreement with The Cooper Health System, a non-profit, for the sale and redevelopment of certain CRA parcels described in Exhibit "A" attached to this Resolution in order to facilitate redevelopment by Cooper within the Lanning Square Redevelopment Area; and

**WHEREAS**, CRA also is the record owner of certain properties located in the Lanning Square Redevelopment Area designated as Block 179, Lot 15 and Block 180, Lots 6, 39, and 49 on the Official Tax Assessment Map of the City of Camden, County of Camden, State of New Jersey and more specifically described in Exhibit "B" attached (the "Additional CRA Parcels"); and

08-07-13D (cont'd)

**WHEREAS**, the City of Camden, by an Ordinance to be introduced on 08-13-13, proposes to transfer to the CRA, parcels designated as Block 180, Lots 31 and 33 and more specifically described in Exhibit B attached for nominal consideration and redevelopment purposes (the "City Parcels" and collectively the "CRA and City Parcels"); and

**WHEREAS**, CRA and The Cooper Health System now propose to amend Resolution 06-27-13E by adding the Additional CRA Parcels and the City Parcels to the Option Agreement between the CRA and The Cooper Health System; and

**NOW, THEREFORE, BE IT RESOLVED**, by the governing body of the Camden Redevelopment Agency that the Executive Director, a duly authorized representative of the Camden Redevelopment Agency is hereby authorized and directed to amend an Option Agreement with The Cooper Health System by adding the Additional CRA Parcels and the City Parcels to the list of properties to be sold by the CRA to Cooper for fair market value as determined by appraisal for redevelopment of these parcels by Cooper for health sciences, and/or retail uses and by increasing the payment of the non-refundable Option Fee from Fifteen Thousand Dollars (\$15,000.00) to Twenty Thousand Dollars (\$20,000.00).

**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:

SECONDED BY:

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

The above has been reviewed and approved as to form.

\_\_\_\_\_  
Mark P. Asselta, Esq.

08-07-13D

**EXHIBIT "A"**  
**PROPERTY LIST**  
**COOPER (PROJECT AREA A)**

#	Block	Lot	Address	Neighborhood	CRA owned
1	181	78	224 S. 5th St	Lanning Square	X
2	181	79	222 S. 5th St	Lanning Square	X
3	181	80	220 S. 5th St	Lanning Square	X
4	181	83	214 S. 5th St	Lanning Square	X
5	181	84	212 S. 5th St	Lanning Square	X
6	181	85	210 S. 5th St	Lanning Square	X
7	181	86	208 S. 8th St	Lanning Square	X
8	181	87	206 S. 8th St	Lanning Square	X

08-07-13D

**EXHIBIT "B"**  
**PROPERTY LIST**  
**COOPER (PROJECT AREA A)**  
**ADDITIONAL PARCELS**

#	Block	Lot	Address	Neighborhood	CRA owned	City To CRA
1	179	15/14	439 Benson St.	Lanning Square	x	
2	180	6	520 Stevens St.	Lanning Square	x	
3	180	31	WS Griffee 69 N. Benson St.	Lanning Square		x
4	180	33	517 Benson St.	Lanning Square		x
5	180	39	505 Benson St.	Lanning Square	x	
6	180	49	502-504 Stevens St.	Lanning Square	x	

**CITY OF CAMDEN REDEVELOPMENT AGENCY**  
**RESOLUTION SUMMARY**

**Resolution No.:** 08-07-13E

**Resolution Title:**

Resolution Authorizing the City of Camden Redevelopment Agency to  
Enter into a Shared Services Agreement with the City of Camden  
for Planning Consulting Services

**Project Summary:**

- CRA has executed grant agreements with the Economic Recovery Board in the amounts of \$723,945.00 and \$445,050, respectively, in 2004 and 2005, which specifically provides for the hiring of planning consultant and related services in connection with the preparation of neighborhood plans, area in need of redevelopment studies, and redevelopment for various neighborhoods in the City of Camden
- The CRA and the City are proposing upcoming planning projects for the North Camden, Whitman Park, Bergen Square and Morgan Village areas of the City
- In the past, CRA and the City have entered into separate shared service agreements for each planning project but now propose a blanket agreement that will cover all projects that arise during the term of the blanket agreement which should increase the efficiency of the grant process
- CRA and the City propose a term of one (1) year with the option to renew for an additional term of one year for the blanket agreement.

**Purpose of Resolution:**

To authorize a Shared Services Agreement with the City of Camden

**Award Process:** N/A

**Cost Not To Exceed:** NA

**Total Project Cost:** TBA

**Source of Funds:** Economic Recovery Grant Funds



**Resolution Authorizing the City of Camden Redevelopment Agency to  
Enter into a Shared Services Agreement with the City of Camden  
for Planning Consulting Services**

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

**WHEREAS**, CRA has executed grant agreements with the Economic Recovery Board in the amounts of \$723,945.00 and \$445,050, respectively, in 2004 and 2005, which specifically provide for the hiring of planning consultants and related services in connection with the preparation of neighborhood plans, areas in need of redevelopment studies, and redevelopment for various neighborhoods in the City of Camden; and

**WHEREAS**, CRA and City of Camden Department of Planning and Development together identify areas of the City in need of redevelopment studies, redevelopment plans and neighborhood plans; and

**WHEREAS**, planning consulting services for these various neighborhoods are identified in the grant agreements as an eligible expense; and

**WHEREAS**, the CRA and the City are proposing upcoming planning projects for the North Camden, Whitman Park, Bergen Square and Morgan Village areas of the City; and

**WHEREAS**, In the past CRA and the City have entered into separate shared service agreements for each planning project but now propose a blanket agreement that will cover all projects that arise during the term of the blanket agreement which should increase the efficiency of the grant process

**WHEREAS**, CRA and the City propose a term of one (1) year with the option to renew for an additional term of one year for the blanket shared services agreement;

08-07-13E (cont'd)

**NOW, THEREFORE, BE IT RESOLVED**, by the governing body of the Camden Redevelopment Agency that the Executive Director, a duly authorized representative of the Camden Redevelopment Agency is hereby authorized to enter into a blanket Shared Services Agreement with the City of Camden for the provision of planning and related services in connection with the preparation of neighborhood plans, areas in need of redevelopment studies, and redevelopment plans for areas throughout the City of Camden for the term of one year from the effective date of the agreement with an option to renew for an additional term of one year.

**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:

SECONDED BY:

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

The above has been reviewed and approved as to form.

\_\_\_\_\_  
Mark P. Asselta, Esq.

**CITY OF CAMDEN REDEVELOPMENT AGENCY**  
**RESOLUTION SUMMARY**

Resolution No.: 08-07-13F

Resolution Title:

**Resolution Authorizing the Camden Redevelopment Agency  
to Accept a Brownfields Revolving Loan Fund Grant from the  
United States Environmental Protection Agency (USEPA)**

Project Summary:

A key component of the redevelopment process is an on-going need for the environmental assessment and remediation of hazardous substances and petroleum contamination on redevelopment sites; and

The CRA has identified the need for targeted funding activities in the areas of Revolving Loan, Clean Up, and Assessment programs throughout the city to assist with these redevelopment initiatives; and

The United States Environmental Protection Agency ("USEPA") has requested proposals and applications from eligible applicants, including municipal agencies, proposing to establish revolving funds to make loans and provide sub grants to carryout environmental remediation and assessment of hazardous substances and petroleum contamination on sites with a high probability of redevelopment; and

The CRA has been awarded a USEPA Brownfields Revolving Loan Fund ("RLF") Grants in the amount of \$1,999,999 for the activities delineated below; and

The acceptance and use of the grant monies does not require the CRA to provide any matching and/or contributing funds for any project.

Purpose of Resolution:

To allow the CRA to accept the USEPA Brownfields Revolving Loan Fund ("RLF") Grants in the amount of \$1,999,999 for the activities delineated as follows:

\$1,000,000 – Revolving Loan Fund

\$608,439 – Hazardous Substances

\$391,560 – Petroleum

\$600,000 – Clean Up

\$200,000 – Lot 7 -Harrison Ave. Landfill

\$200,000 – Lot 8- Harrison Ave. Landfill

\$200,000 – Lot 9 –Harrison Ave. Landfill

\$400,000 – Assessment

\$200,000- Hazardous Substances

\$200,000 - Petroleum

08-07-13F (cont'd)
Award Process: N/A
Cost Not To Exceed: N/A
Total Project Cost: N/A

08-07-13F

**Resolution Authorizing the Camden Redevelopment Agency  
to Accept a Brownfields Revolving Loan Fund Grant from the  
United States Environmental Protection Agency (USEPA)**

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

**WHEREAS**, a key component of the redevelopment process is an on-going need for the environmental assessment and remediation of hazardous substances and petroleum contamination on redevelopment sites; and

**WHEREAS**, the CRA, has identified the need for targeted funding activities in the areas of Revolving Loan, Clean Up, and Assessment programs throughout the city to assist with these redevelopment initiatives ; and

**WHEREAS**, the United States Environmental Protection Agency ("USEPA") has requested proposals and applications from eligible applicants, including municipal agencies, proposing to establish revolving funds to make loans and provide subgrants to carryout environmental remediation and assessment of hazardous substances and petroleum contamination on sites with a high probability of redevelopment; and

**WHEREAS**, the CRA has been awarded a USEPA Brownfields Revolving Loan Fund ("RLF") Grants in the amount of \$1,999,999 for the activities delineated as follows:

\$ 999,999 – Revolving Loan Fund  
    \$608,439 – Hazardous Substances  
    \$391,560 – Petroleum

\$600,000 – Clean Up  
    \$200,000 – Lot 7 -Harrison Ave. Landfill  
    \$200,000 – Lot 8- Harrison Ave. Landfill  
    \$200,000 – Lot 9 –Harrison Ave. Landfill

\$400,000 – Assessment  
    \$200,000- Hazardous Substances  
    \$200,000 - Petroleum

08-07-13F (cont'd)

**WHEREAS**, the acceptance and use of the grant monies does not require the CRA to provide any matching and/or contributing funds for any project.

**NOW THEREFORE, BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency that the Executive Director of the Agency, a duly authorized representative is hereby authorized to accept a Brownfields Revolving Loan Fund Grant from the United States Environmental Protection Agency in an amount up to \$1,999,999; and

**BE IT FURTHER RESOLVED** that the Executive Director is authorized and directed to execute all application materials, grant documents, financial reports and Cooperative Agreements necessary to secure the Grant and to take all actions and execute all documents necessary to carry out the purposes of this resolution.

ON MOTION OF:

SECONDED BY:

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

The above has been reviewed and approved as to form.

\_\_\_\_\_  
Mark P. Asselta, Esq.