

RESOLUTION SUMMARY

Resolution No.: 06-05-13A

Resolution Title:

Resolution Authorizing the City of Camden Redevelopment Agency to Enter into a Professional Services Agreement with XXXX for the Provision of Legal Services Related to the Cooper Plaza/Lanning Square Cooper Health System Development

Project Summary:

Cooper Health System, a NJ non-profit, is involved in the assemblage of land for Camden City based Eds and Meds partners (Cooper, Rowan, and Rutgers University). These partners are engaged in institutional redevelopment activities in the Cooper/Lanning neighborhoods which may include several health sciences buildings, elementary and high schools, and supportive retail and/or commercial projects.

Properties owned by the CRA within the boundaries of the various redevelopment project sites will be conveyed for fair market value to Cooper Health System via redevelopment agreement

The CRA desires to enter into three (3) separate Option Agreements and eventually Redevelopment Agreements with Cooper for the properties.

The CRA requires legal counsel services related to the various land transactions and Agreements to be drafted for transfer of title and closing with Cooper.

Purpose of Resolution:

To authorize the CRA to enter into a professional services contract for the provision of legal counsel services with the firm of XXXX.

Award Process:

The CRA issued a Request for Qualifications for the provision of legal services and the firm of XXX has been pre-qualified by the Board of Commissioners.

Cost Not To Exceed:

\$XXX – Provided by Cooper Health System via Option Agreement

Total Project Cost:

N/A

Resolution Authorizing the City of Camden Redevelopment Agency to Enter into a Professional Services Agreement with XXXX for the Provision of Legal Services Related to the Cooper Plaza/ Lanning Square Cooper Health System Development

WHEREAS, the City of Camden Redevelopment Agency (CRA) is the redevelopment entity charged with implementation of the Cooper Plaza and Lanning Square Redevelopment Plans, respectively adopted by the City of Camden in 2005 and 2011; and

WHEREAS, Cooper Health System, a NJ non-profit, is involved in the assemblage of land for Camden City based Eds and Meds partners (Cooper, Rowan, and Rutgers University) who are engaged in institutional redevelopment activities in the Cooper/Lanning neighborhoods which may include several health sciences buildings, elementary and high schools, and supportive retail and/or commercial projects; and

WHEREAS, Properties owned by the CRA within the boundaries of the various redevelopment project sites will be conveyed for fair market value to Cooper Health System via redevelopment agreement; and

WHEREAS, the CRA desires to enter into three (3) separate Option Agreements and eventually Redevelopment Agreements with Cooper for the properties; and

WHEREAS, the CRA requires legal counsel services related to the various land transactions and Agreements to be drafted and for the transfer of title and closing with Cooper; and

06-05-13A (cont'd)

WHEREAS, the CRA issued a Request for Qualifications for legal services and XXXX has been approved by the CRA Board of Commissioners as a pre-qualified firm; and

WHEREAS, the firm of XXXX has been selected as the firm to provide the necessary legal counsel services, and

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 City of Camden Redevelopment Agency, is hereby authorized to enter into a contract with the firm of XXXX to provide legal counsel services related to the Cooper Plaza/Lanning Square Cooper Health System Development at a cost not to exceed \$XXXX which cost will be borne by the redeveloper pursuant to appropriate option and redevelopment agreements.

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.

06-05-13A (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			

Gloria Pena
Chairperson

ATTEST:

Saundra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta, Esq.

RESOLUTION SUMMARY

Housing

Resolution No.: 06-05-13B

Resolution Title:

Resolution Authorizing the City of Camden Redevelopment Agency to Enter into a Professional Service Agreement with XXXX for the Provision of Appraisal Services for Parcels Related to the Cooper Plaza/Lanning Square Cooper Health System Development, Parcels Related to the Block N Rutgers Nursing School Project and a Parcel Related to the Reliance Medical Expansion Project

Project Summary:

The City of Camden has or will convey six (6) properties to the CRA to be sold to Cooper Health System for the Cooper Plaza/Lanning Square Cooper Health System development project for fair market value.

The City of Camden will convey one (1) property to the CRA to be sold to Reliance Medical for the Reliance Medical expansion project for fair market value.

The CRA will convey some portion of three (3) properties to Rutgers University for the development of a Nursing School for fair market value.

The CRA requires the services of an appraisal firm to determine the fair market value of the parcels.

Purpose of Resolution:

To seek authorization to enter into a contract with the firm of XXXX to provide appraisal services for one (1) property identified in Exhibit "A," six (6) properties identified in Exhibit "B" and three (3) properties identified in Exhibit "C."

Award Process:

Request for Pricing from the Pre-qualified list of appraisers.

Cost Not To Exceed:

\$XXX Source: NSP2 and Option Agreement with Cooper Health System

Total Project Cost:

N/A

**Resolution Authorizing the City of Camden Redevelopment Agency to Enter into
a Professional Service Agreement with XXXX for the Provision of Appraisal Services
for Parcels Related to the Cooper Plaza/Lanning Square Cooper Health System Development,
Parcels Related to the Block N Rutgers Nursing School Project
and a Parcel Related to the Reliance Medical Expansion Project**

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

WHEREAS, the City of Camden has or will convey six (6) properties to the CRA to be sold to Cooper Health System for the Cooper Plaza/Lanning Square Cooper Health System development project for fair market value; and

WHEREAS, the City of Camden will convey one (1) property to the CRA to be sold to Reliance Medical for the Reliance Medical expansion project for fair market value; and

WHEREAS, some yet to be determined number of three (3) parcels owned by the CRA will be sold to Rutgers University for the development of a Nursing School for fair market value; and

WHEREAS, the CRA requires the services of an appraisal firm to determine the fair market value of the parcels; and

WHEREAS, XXXX is on the current CRA pre-qualified list of appraisers and responded to the CRA's request for pricing and offered to complete the requested work for a fixed price of XXXX for the completion of all required appraisals;

06-05-13B (cont'd)

WHEREAS, the CRA desires to enter into a contract with the firm of XXXX to provide appraisal services for one (1) property identified in Exhibit "A," six (6) properties identified in Exhibit "B" and three (3) properties identified in Exhibit "C."

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 of the Camden Redevelopment Agency, is hereby authorized to enter into a contract with the firm of XXXX to provide appraisal services for the properties identified in Exhibits "A," "B" and "C" for a total cost not to exceed \$XXXX.

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.

06-05-13B (cont'd)

Schedule "A"
Reliance Medical Office Expansion Property List

Block	Lot	Address
1419	3	606 Broadway

Schedule "B"
Cooper/Lanning Redevelopment Property Conveyance

Block	Lot	Address
1404	18	
1404	30	422 Broadway
1407	1	428 Broadway
1407	4	434 Broadway
1407	50	430 Broadway
1407	51	432 Broadway

06-05-13B (cont'd)

Schedule "C"
Block N – Rutgers University Nursing School Property Conveyance

Block	Lot	Address
175	17.01	Paved parking area at corner of Federal and Hudson Streets
175	17.02	Paved parking fronting 5 th Street (between MLK Blvd. and Federal St) & behind Light Rail Tracks
175	5	Unpaved parking area at corner of Federal and Hudson Streets

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing

Resolution No.: 06-05-13C

Resolution Title:

**Resolution Authorizing the Camden Redevelopment Agency to Accept Conveyance
by the City of Camden of Block 1419, Lot 3 Located in the Cooper Plaza
Redevelopment Area**

Project Summary:

- The City of Camden desires to transfer to the CRA one parcel, 606 Broadway (Block 1419, Lot 3) to further economic redevelopment in Cooper Plaza.
- CRA upon accepting this property from the City of Camden, in turn, will convey the property to the Reliance Medical Group who will redevelop the building that is located on this property as part of its expansion of its adjacent medical offices.
- The City of Camden acquired 606 Broadway under the Abandoned Property Act to facilitate the building's redevelopment. Reliance Medical Group is paying the City for the City's cost of acquisition.
- On 05-13-13 the City of Camden, introduced an Ordinance which will authorize the transfer of the property to CRA for \$1.00, with the understanding that the CRA will convey the property to the Reliance Medical Group for its expansion project.

Purpose of Resolution:

Accept conveyance of real property from the City of Camden

Award Process: N/A

Cost Not To Exceed:

\$1.00

Total Project Cost: N/A

Source of Funds:

N/A

**Resolution Authorizing the City of Camden Redevelopment Agency
to Accept Conveyance by the City of Camden of Block 1419, Lot 3
Located in the Cooper Plaza Redevelopment Area**

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 (the "City Council") adopted, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., the Cooper Plaza 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 these Redevelopment Areas; and

WHEREAS, the City of Camden by an Ordinance, introduced on 05-13-13, proposes to transfer to the CRA, a parcel described as Block 1419, Lot 3 for the consideration of \$1.00 for redevelopment purposes ("the Property"); and

WHEREAS, the Reliance Medical Group proposes to undertake the redevelopment of the Property together with the expansion of an existing, adjacent medical office owned and operated by the Reliance Medical Group; and

WHEREAS, upon its acquisition of the Property from the City, the CRA will convey the Property to the Reliance Medical Group for a consideration of \$1.00 who will reimburse the City for the City's cost to acquire the Property; and

WHEREAS, the City of Camden will retain a right of reversion in the Deed transferring the property to the CRA, which will take effect if the subject parcel is not sold to a third party redeveloper within twenty-four (24) months from the date of conveyance to the CRA; and

WHEREAS, the CRA desires to accept the transfer of this parcel from the City of Camden to further redevelopment in the Cooper Plaza neighborhood.

06-05-1C (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, upon adoption by the City of Camden of an Ordinance authorizing the transfer to the CRA is authorized and directed to accept conveyance of the parcel described on the Official Tax Assessment Map of the City of Camden, County of Camden, State of New Jersey as Block 1419, Lot 3 for purposes of re-conveyance of the Property to the Reliance Medical Group for the expansion of its existing, adjacent medical offices pursuant to an acceptable redevelopment agreement for a consideration that is equal to the City's cost of acquiring the Property 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.

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

Housing

Resolution No.: 06-05-13D

Resolution Title:

**Resolution Authorizing the City of Camden Redevelopment Agency
to Accept Conveyance by the City of Camden of Block 1407, Lots 1 & 4; Block 1404,
Lot 28 and Block 192, Lot 24 Located in the Cooper Plaza
and Lanning Square Redevelopment Areas**

Project Summary:

- The City of Camden desires to transfer to CRA 4 parcels described on the Tax Assessment Map as Block 1407, Lots 1 and 4; Block 1404, Lot 28; Block 192, Lot 24 for redevelopment purposes.
- The City is transferring these parcels to CRA to facilitate redevelopment projects to be carried out by Cooper Health System or its designee in Cooper/Lanning.
- The City's conditions for transfer to the CRA are that:
 - CRA is to secure appraisals for each property;
 - the City will receive full fair market value proceeds from the CRA sale of these parcels to a 3rd party redeveloper;
 - the City will retain a right of reversion in the Deed transferring the property to CRA which will take effect if the subject parcels are not sold to a third party redeveloper within twenty-four (24) months from the date of conveyance to the CRA.
- On 05/13/13 The City of Camden introduced an Ordinance which will authorize the transfer of these parcels to CRA for \$1.00 subject to the above conditions.

Purpose of Resolution:

Accept conveyance of real property from the City of Camden

Award Process:

N/A

Cost Not To Exceed:

\$1.00

Total Project Cost:

N/A

Source of Funds:

N/A

**Resolution Authorizing the City of Camden Redevelopment Agency
to Accept Conveyance by the City of Camden of Block 1407, Lots 1 & 4; Block 1404, Lot 28 and
Block 192, Lot 24 Located in the Cooper Plaza
and Lanning Square Redevelopment Areas**

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 (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, the 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 by an Ordinance, introduced on 05-13-13, proposes to transfer four parcels described on the Official Tax Assessment Map of the City of Camden, County of Camden, State of New Jersey as Block 1407, Lot 1 and 4, Block 1404, Lot 28, Block 192, Lot 24 to the CRA for redevelopment purposes (the Property; and

WHEREAS, the City of Camden is conditioning the transfer of the Parcels to the CRA as follows:

- the CRA is to secure appraisals for each property;
- the City is to receive full fair market value proceeds from the CRA upon the sale of these parcels to a 3rd party redeveloper;
- the City will retain a right of reversion in the Deed to CRA which will take effect as to each Property if the property is not sold to a third party redeveloper within twenty-four (24) months from the date of conveyance to the CRA; and

WHEREAS, CRA desires to accept the transfer of the parcels from the City of Camden to further redevelopment in the Cooper Plaza and Lanning Square neighborhoods.

06-06-13D (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, upon adoption by the City of Camden of an Ordinance authorizing the transfer to the CRA is authorized and directed to accept conveyance of four parcels described as Block 1407, Lot 1 and 4, Block 1404, Lot 28, Block 192, Lot 24 for a consideration of \$1.00; and

BE IT FURTHER RESOLVED, that the Camden Redevelopment Agency accepts the terms and conditions of the City of Camden for the transfer of the parcels to CRA as set forth below that:

- the CRA is to obtain appraisals for each of the parcels; and
- the City is to receive full fair market value proceeds from the CRA sale of these parcels to a 3rd party redeveloper; and
- the City will retain a right of reversion in the Deed to CRA which will take effect for each property if the property is not sold to a third party redeveloper within twenty-four (24) months from the date of conveyance to the CRA.

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.

Resolution No.: 06-05-13E
Resolution Title: Resolution 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 in Block 181 in the Lanning Square Redevelopment Area
Project Summary: <ul style="list-style-type: none"> • The Cooper Health System proposes to redevelop Block 181 in support of redevelopment projects proposed by the Cooper Health System and or its designees. • The proposed redevelopment will be for a health sciences use and/or a retail use. • At this time, Cooper seeks an Option to acquire certain vacant lots in Block 181 that are owned by CRA in Lanning Square and as described in Exhibit A. • Cooper will pay to CRA, a non-refundable option fee of \$15,000. • The term of the option agreement shall be 12 months.
Purpose of Resolution: <ul style="list-style-type: none"> • Authorize an option agreement, including sale of property.
Award Process: N/A
Cost Not To Exceed: NA
Total Project Cost: TBA
Source of Funds: N/A

06-05-13E

Resolution 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 in Block 181 in the Lanning Square Redevelopment Area

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 (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 Cooper Plaza /Lanning Square 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 redevelopment plans; and

WHEREAS, CRA is the record owner of the properties in Block 181 of the City of Camden Tax Map that are described in Exhibit "A" attached to this Resolution (the "CRA parcels"); and

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

WHEREAS, the proposed term of the option agreement is one (1) year from the date of execution of the agreement and the proposed fee for the option agreement is five thousand dollars (\$15,000.00) which is to be non-refundable and not applied to the purchase price.

06-06-13E (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 and directed to negotiate and enter into an Option Agreement with Cooper Health System for the sale of the CRA Parcels to Cooper for fair market value as determined by appraisal for redevelopment of the parcels for health sciences and/or retail uses which option agreement shall include the payment of a non refundable Option fee of \$15,000.00 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.

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.

06-05-13E (cont'd)

EXHIBIT "A"

PROPERTY LIST

#	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

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing

Resolution No.: 06-05-13F

Resolution Title:

**Resolution Authorizing the Camden Redevelopment Agency to Award a Contract
to XXXX for the NSP 2 Clean & Green Vacant Lot Stabilization Program
for the Cooper Plaza and Lanning Square Redevelopment Areas**

Project Summary:

- In January 2010, CRA was awarded a \$11.9 Million grant under HUD's NSP 2 program funded through the American Recovery and Reinvestment Act ("ARRA"). CRA is administering and implementing the NSP 2 program by stabilizing targeted neighborhoods in the City through the acquisition of property into a land bank for future redevelopment, and a vacant property stabilization program.
- The NSP 2 program 100% expenditure requirement was achieved by CRA on February 11, 2013.
- Under the NSP 2 grant, a clean and green program for vacant lot stabilization in Cooper Plaza and Lanning Square was implemented on February 11, 2013. Continued maintenance of these sites is necessary. Program guidelines are attached to this Resolution as well as a NSP 2 Property List. The proposed contract term is one year.
- Contract services were procured through a Request for Proposals.

Purpose of Resolution:

Authorize the Award of a Contract

Award Process:

Request for Proposals Process

Cost Not To Exceed:

Source of Funds:

Neighborhood Stabilization Program 2 Grant Funds

EXHIBIT A

Program Summary:

NSP2 Clean and Green Vacant Lot Stabilization Program for Cooper Plaza & Lanning Square

Target Area Boundaries: Cooper Plaza & Lanning Square Neighborhoods

Background: The CRA NSP 2 grant activities include vacant property stabilization efforts in Cooper Plaza & Lanning Square. Cooper Plaza & Lanning Square are NSP 2 target areas, and three NPS 2 residential developments in Cooper Plaza are underway and nearing completion. The NSP2 Clean and Green Vacant Lot Stabilization Program for Cooper Plaza & Lanning Square has developed into a model program, which uses a combination of volunteer and professional workers to clear and maintain vacant publicly-owned lots. The work includes, but is not limited to, the repair of soil quality, planting of grass and trees, installation of fencing and gravel paths, and the providing of ongoing periodic maintenance.

The CRA issued a RFP which was returnable on May 29, 2013 which requests proposals for services that include but are not limited to;

- Initial site clearance; removing trash and debris.
- Landscaping/Hardscaping- installing gravel paths over existing cut-throughs and pressure-treated wood fencing, where appropriate.
- Final Greening- tilling soil and planting indigenous grasses and low maintenance plantings, and adding mulch or other appropriate ground cover, where appropriate.
- Planting flower gardens.
- Installing decorative or split rail fencing.
- Installing signage.
- Performing the regular care and maintenance required to preserve the appearance of lots, including but not limited to routine bi-weekly cleaning, mowing and trimming during the appropriate season (June 2013 through June 2014).
- Providing property maintenance services during off season planting period (November 2013 through March 2014), including but not limited to snow removal and other services as mandated in the City of Camden Administrative Code Chapter 418.

**Resolution Authorizing the City of Camden Redevelopment Agency
to Award a Contract to XXX for the NSP 2 Clean & Green Vacant Lot Stabilization Program
for 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, CRA/City of Camden applied for and 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 ("ARRA") and the Housing and Economic Recovery Act of 2008, for the purpose of assisting in the redevelopment of vacant, abandoned and/or foreclosed upon properties, leading to stabilization of affected neighborhoods; and

WHEREAS, CRA is administering the implementation of the NSP 2 grant program within the City of Camden targeted neighborhoods of Cooper Plaza and Lanning Square; and

WHEREAS, CRA has acquired and/or maintained 207 properties using NSP 2 grant funds for vacant properties that are land banked in the Cooper Plaza and Lanning Square neighborhoods which properties are described in Exhibit A attached hereto; and

WHEREAS, NSP 2 grant funds that are available beyond the February 11, 2013 NSP 2 program expenditure deadline may be used to maintain properties previously assisted with NSP 2 funds; and

WHEREAS, the properties described in Exhibit "A – NSP 2 Property List" attached hereto have been determined to be eligible for funding from available NSP 2 grant funds; and

WHEREAS, proposals for services to maintain and stabilize vacant buildings or lots assisted with NSP 2 funds were procured through a Request for Proposals dated May 3, 2013;

WHEREAS, CRA has determined that the proposal of XXX, which was submitted in response to the RFP in the amount of XXX, is the most responsive proposal and should be accepted by 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 to enter into contract for services with XXX for the Neighborhood Stabilization Program 2 Clean & Green Vacant Lot Stabilization Program for Cooper Plaza and Lanning Square for a term of one year from the date of the execution of the contract and for an amount not to exceed _____; and

06-05-13F (cont'd)

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

Economic Development

Resolution No.: 06-05-13G

Resolution Title:

Resolution Authorizing the City of Camden Redevelopment Agency to Enter into a Lease with Camden Area Health Education Centers, Inc. (CAHEC) for a Portion of the Property at Broadway and Martin Luther King Boulevard (Block 175, Part of Lots 5 & 12)

Project Summary:

- Since 2005, the CRA has leased the parcel on Broadway between the PATCO West Headhouse and the Riverline tracks to CAHEC for a seasonal Farmers Market (Part of Block 175, Lot 12)
- The Market has been well received by the community; creating retail and pedestrian activity in Downtown and providing access to fresh food
- The Market is held Fridays from June 1 through October 31
- The CRA will also provide limited parking space on the north side of the Headhouse (Part of Block 175, Lot 5)
- The lease is for a nominal fee
- The term of the lease is for the 2013 season with all equipment and storage to be moved at the end of the season

Purpose of Resolution:

Authorize a Lease

Award Process:

Renewal of a previous lease

Cost Not To Exceed:

N/A

Total Project Cost:

N/A

Source of Funds:

N/A

06-05-13G

**Resolution Authorizing the City of Camden Redevelopment Agency to Enter
into a Lease with Camden Area Health Education Centers, Inc. (CAHEC)
for a Portion of the Property at Broadway and Martin Luther King Boulevard
(Block 175, Part of Lots 5 & 12)**

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

WHEREAS, in order to encourage pedestrian and retail activity in the Downtown and improve resident access to fresh foods, the CRA has, since 2005, leased portions of the its properties adjacent to the PATCO Walter Rand Transportation Center West Headhouse and the Riverline Station (portions of Block 175, Lot 5 and Block 175 Lot 12) to Camden Area Health Education Centers, Inc. ("CAHEC") for the operation of a Farmer's Market; and

WHEREAS, the Farmer's Market has achieved these goals and has received community and foundation support and the CRA has determined that it is in the best interest of the public to enter into an new lease for the June through October 2013 Season;

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, is hereby authorized to enter into a lease of a portion of Block 175, Lot 5 and Block 175, Lot 12, to be further described in the lease document, with Camden Area Heath Education Centers, Inc. for a term of June 1 to October 31, 2013 for nominal consideration for the sole purpose of operating a seasonal Farmer's Market and related support services.

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.

06-06-13G (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			

Gloria Pena
Chairperson

ATTEST:

Saundra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta, Esq.

Resolution No.: 06-05-13H

Resolution Title:

Resolution Authorizing the City of Camden Redevelopment Agency to Enter into an Option Agreement (Project Area B) with THE COOPER HEALTH SYSTEM, A NEW JERSEY NON-PROFIT CORPORATION for the Sale and Redevelopment of Certain Properties in Block 1404 Lots 28 and 30 and Block 1407 Lots 1, 4, 50 and 51 in the Cooper Plaza Redevelopment Area

Project Summary:

- The Cooper Health System proposes to redevelop these Block and Lots in support of redevelopment projects proposed by the Cooper Health System and/or its designees.
- The proposed redevelopment will be for educational, health sciences and/or retail uses.
- At this time, Cooper seeks an Option to acquire certain vacant lots in these Blocks and Lots that are owned by CRA in Cooper Plaza and as described in Exhibit A.
- Cooper will pay to CRA, a non-refundable option fee of \$5,000.
- The term of the option agreement shall be 12 months.

Purpose of Resolution:

- Authorize an option agreement, including sale of property.

Award Process: N/A

Cost Not To Exceed: NA

Total Project Cost: TBA

Source of Funds: N/A

**Resolution Authorizing the City of Camden Redevelopment Agency to Enter into
an Option Agreement (Project Area B) with THE COOPER HEALTH SYSTEM,
A NEW JERSEY NON-PROFIT CORPORATION for the Sale and Redevelopment of Certain
Properties in Block 1404 Lots 28 and 30 and Block 1407 Lots 1, 4,
50 and 51 in the Cooper Plaza Redevelopment Area**

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 (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 the properties in Block 1404 Lots 28 and 30 and Block 1407 Lots 1, 4, 50 and 52 of the City of Camden Tax Map that are described in Exhibit "A" attached to this Resolution (the "CRA parcels"); and

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

WHEREAS, the proposed term of the option agreement is one (1) year from the date of execution of the agreement and the proposed fee for the option agreement is five thousand dollars (\$5,000.00) which is to be non-refundable and not applied to the purchase price.

06-06-13H (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 and directed to negotiate and enter into an Option Agreement with Cooper Health System for the sale of the CRA Parcels to Cooper for fair market value as determined by appraisal for redevelopment of the parcels for health sciences and/or retail uses which option agreement shall include the payment of a non refundable Option fee of \$5,000.00 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.

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.

EXHIBIT "A"
PROPERTY LIST

#	Block	Lot	Address	Neighborhood	CRA owned
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