



## **PUBLIC MEETING NOTICE**

**The Camden Redevelopment Agency's Board of Commissioners will hold  
its Regular Monthly Meeting on Wednesday, September 4, 6:00 PM  
at Camden City Hall, Council Chambers, 2<sup>nd</sup> Floor,  
520 Market Street,  
Camden, NJ**

### **AGENDA**

**CORRECTED**

- 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
- 09-04-13A Resolution Ratifying a Contract Between the Camden Redevelopment Agency and W. Hargrove Demolition for Emergency Demolition Services at 931 North 22<sup>nd</sup> Street, Camden, NJ
- 09-04-13B Resolution Ratifying an Affiliation Agreement Between the City of Camden Redevelopment Agency and Rutgers, The State University School of Social Work/Transitions for Youth and Montclair State University Summer Housing and Internship Program (SHIP) 2013
- 09-04-13C Resolution Authorizing the City of Camden Redevelopment Agency to Enter into a Contract with The Greater Camden Partnership d/b/a Camden Special Services District For the Provision of Landscaping and Maintenance Services for Vacant Lots Located in the Cooper Plaza and Lanning Square Redevelopment Areas

RECEIVED  
2013 SEP -3 P 3:55  
MUNICIPAL CLERK  
CAMDEN, NJ

- 09-04-13D** Resolution Amending Resolutions 06-27-13F, 06-27-13E and 08-01-13B which Authorized the City of Camden Redevelopment Agency to Enter into Option Agreements for Project Areas A and B with The Cooper Health System, for the Sale and Redevelopment of Certain Properties within the Lanning Square and Cooper Plaza Redevelopment Areas by Extending the Terms of Such Option Agreements
- 09-04-13E** Resolution Amending Resolution 08-01-13D which Authorized the City of Camden Redevelopment Agency to Enter into an Option Agreement for Project Area C with Cooper Lanning Square Renaissance School Facilities, Inc. for the Sale and Redevelopment of Certain Properties in the Lanning Square Redevelopment Area by Extending the Term
- 09-04-13F** Resolution Authorizing the Camden Redevelopment Agency to Enter into an Access Agreement with the New Jersey Department of Environmental Protection Regarding Certain Portions of the Harrison Avenue Landfill
- 09-04-13G** Resolution Amending Resolution 12-06-12A and Authorizing the Camden Redevelopment Agency to Sell Block 284, Lots 13 & 14 (701 & 703 Broadway) to Broadway Townhouses, LP
- VII.** Public Comments
- VIII.** Chairperson's Remarks and Observations
- IX.** Old Business
- X.** New Business
- XII.** Executive Session
- XIII.** Adjournment

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

**Resolution No.:** 09-04-13A

**Resolution Title:**

Resolution Ratifying a Contract Between the Camden Redevelopment Agency  
and W. Hargrove Demolition for Emergency Demolition Services  
at 931 North 22<sup>nd</sup> Street, Camden, NJ

**Project Summary:**

- The CRA is the owner of the property located at 933 North 22<sup>nd</sup> Street.
- The City of Camden Department of Code Enforcement issued a Notice of Imminent Hazard requiring the immediate demolition of the property.
- Two firms were solicited to perform the emergency demolition services. W. Hargrove Demolition was the sole bidder.
- A notice to proceed was issued and the emergency demolition services were completed immediately.

**Purpose of Resolution:**

Ratification of a contract with W. Hargrove Demolition for the emergency demolition services provided at 931 North 22<sup>nd</sup> Street Camden, NJ.

**Award Process:**

Emergency Solicitation – Requests for pricing

**Cost Not To Exceed:**

\$24,480

**Source of Funds:**

General Operations

**Total Project Cost:**

N/A

09-04-13A

**Resolution Ratifying a Contract Between the City of Camden  
Redevelopment Agency and W. Hargrove Demolition  
for Emergency Demolition Services at 931 North 22<sup>nd</sup> Street, Camden, NJ**

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

**WHEREAS**, the CRA is the owner of the property located at 933 North 22<sup>nd</sup> Street Camden, NJ; and

**WHEREAS**, the CRA received a Notice of Imminent Hazard from the City of Camden Department of Code Enforcement on July 15, 2013 for the property; and

**WHEREAS**, the Notice required the immediate demolition of the structure; and

**WHEREAS**, the CRA was in need of emergency demolition services to comply with the Notice; and

**WHEREAS**, the CRA issued a request for pricing to two (2) contractors to perform the required emergency demolition services; and

**WHEREAS**, W. Hargrove Demolition was the sole bidder at a cost not to exceed \$24,480.00; and

**09-04-13A (cont'd)**

**WHEREAS**, the CRA immediately issued a Notice to Proceed and W. Hargrove Demolition did demolish the structure located at 931 North 22<sup>nd</sup> Street.

**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 the agreement for demolition services with W. Hargrove Demolition for a cost not to exceed \$24,480.00.

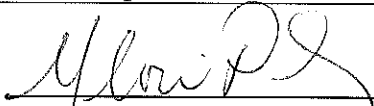
**BE IT FURTHER RESOLVED**, that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

09-04-13A (cont'd)

ON MOTION OF: Louis Quinones

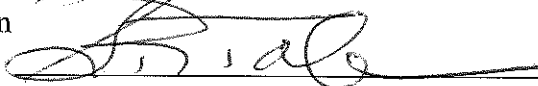
SECONDED BY: Jose Vazquez

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



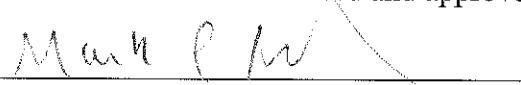
Gloria Pena  
Chairperson

ATTEST:



Sandra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.  
Board Counsel

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

**Resolution No.:** 09-04-13B

**Resolution Title:**

Resolution Ratifying an Affiliation Agreement  
Between the City of Camden Redevelopment Agency and Rutgers,  
The State University School of Social Work/Transitions for Youth  
and Montclair State University Summer Housing and Internship Program (SHIP) 2013

**Project Summary:**

- The CRA desires to afford internship opportunities to college students in various fields of study.
- The Rutgers University School of Social Work in partnership with Montclair University has an established Summer Housing and Internship Program effective from June 17, 2013 through August 9, 2013.
- The CRA has determined the SHIP to be an advantageous program by which the CRA can retain college students to assist in the organization.
- Under this program a college student intern was provided to the CRA during the summer of 2013 and the intern provided services to the CRA at no cost or expense to the CRA.

**Purpose of Resolution:**

Ratification of an Affiliation Agreement Between the Camden Redevelopment Agency and Rutgers, The State University School of Social Work/Transitions for Youth and Montclair State University Summer Housing and Internship Program (SHIP) 2013

**Award Process:**

N/A

**Cost Not To Exceed:**

N/A

**Total Project Cost:**

N/A

09-04-13B

**Resolution Ratifying an Affiliation Agreement  
Between the City of Camden Redevelopment Agency and Rutgers,  
The State University School of Social Work/Transitions for Youth and  
Montclair State University Summer Housing and Internship Program (SHIP) 2013**

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

**WHEREAS**, the CRA desires to afford internship opportunities to college students in various fields of study; and

**WHEREAS**, the Rutgers University School of Social Work in partnership with Montclair University has an established Summer Housing and Internship Program; and

**WHEREAS**, the Program is effective from June 17, 2013 through August 9, 2013; and

**WHEREAS**, the CRA has determined the SHIP to be an advantageous program by which the CRA can assist college students in obtaining work experience and honing their skills in a professional office environment and benefits the CRA by its receipt of no cost services provided by the intern;; and

**WHEREAS**, under this program a college student intern was provided to the CRA during the summer of 2013 and the intern provided services to the CRA at no cost or expense to the CRA.



09-04-13B (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 the affiliation agreement for the summer intern program with Rutgers, The State University School of Social Work/Transitions for Youth and Montclair State University Summer Housing and Internship Program (SHIP) 2013.

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: Jose Vazquez

SECONDED BY: Melinda Sanchez

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



Gloria Pena  
Chairperson

ATTEST: 

Sandra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.  
Board Counsel

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

Housing

**Resolution No.:** 09-04-13C

**Resolution Title:**

Resolution Authorizing the City of Camden Redevelopment Agency to  
Enter into a Contract with The Greater Camden Partnership d/b/a Camden Special  
Services District for the Provision of Landscaping and Maintenance Services  
for Vacant Lots Located in 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.
- 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. 207 Properties are included as part of this program. Continued landscaping and maintenance services are needed for these properties on an ongoing basis. Program guidelines are attached to this Resolution as well as a NSP 2 Property List. The proposed contract term is one year from the date of execution of the contract.
- Contract services were procured through a Request for Proposals.

**Purpose of Resolution:**

Authorize a Contract For the Provision of Landscaping and Maintenance Services for Vacant Lots Owned by the CRA

**Award Process:**

Request for Proposals Process

**Cost Not To Exceed:** \$146,826.45 payable in monthly installments.

09-04-13C

**Resolution Authorizing the City of Camden Redevelopment Agency to Enter into a Contract with The Greater Camden Partnership d/b/a Camden Special Services District for the Provision of Landscaping and Maintenance Services for Vacant Lots 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**, 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 redevelopment of vacant, abandoned and/or foreclosed upon properties, and the stabilization of affected neighborhoods; and

**WHEREAS**, CRA is administering 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 is maintaining 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

**09-04-13C (cont'd)**

**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 have been determined to be eligible for funding from available NSP 2 grant funds; and

**WHEREAS**, landscaping and maintenance services are needed for the properties on Exhibit A on an ongoing basis until the properties are redeveloped or sold; 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 July 3, 2013; and

**WHEREAS**, CRA has determined that the proposal of Greater Camden Partnership d/b/a Camden Special Services District, which was submitted in response to the RFP in the amount of \$146,826.45, is the most responsive proposal and was the lowest cost proposal submitted in response to the RFP and should be accepted by the CRA,

**WHEREAS**, the proposal submitted by Greater Camden Partnership d/b/a Camden Special Services District is for a period of one year and is for a fixed not to exceed price that would be payable by the CRA over twelve equal monthly installments,

**09-04-13C (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 contract for landscaping and maintenance services described in Exhibit A with Greater Camden Partnership d/b/a Camden Special Services District for vacant lots located in the Cooper Plaza and Lanning Square redevelopment areas for a term of one year from the date of the execution of the contract for an amount not to exceed \$146,826.45, payable in twelve equal monthly installments 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.

09-04-13C (cont'd)

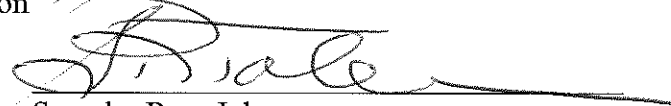
ON MOTION OF: Jose Vazquez  
SECONDED BY: Vance Bowman

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

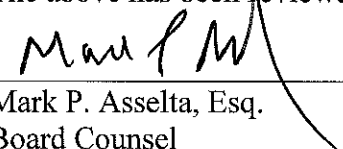


Gloria Pena  
Chairperson

ATTEST:

  
Saundra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.

  
Mark P. Asselta, Esq.  
Board Counsel

09-04-13C

## EXHIBIT A

### **Program Summary:**

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

**Target Area Boundaries:** Cooper Plaza and Lanning Square Neighborhoods

**Background:** The CRA NSP 2 grant activities include vacant property stabilization efforts in the Cooper Plaza and Lanning Square neighborhoods (“Cooper/Lanning”). HUD designated Cooper/Lanning as one of the Neighborhood Stabilization Program 2 (“NSP 2”) target areas. The NSP 2 Clean and Green Vacant Lot Stabilization Program for Cooper/Lanning is a model for CRA’s administration of a vacant property stabilization 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, signage, and the providing periodic maintenance.

The CRA issued a RFP which was returnable on July 23, 2013 for the scope of services set forth below:

- Mow and maintain lots every two weeks from September- November 2013 and from late March-August 2014.
- Remove trash from each lot before mowing and leave each site free of litter and debris.
- Clear sites of debris and litter at least monthly from December 2013-early March 2014
- Be careful not to disturb or damage flower gardens and trees will working on each site.
- Remove trash and debris from sidewalks, front yards and side yards of the vacant structures.
- Maintain existing fencing and replace fencing as needed
- Purchase, install, and maintain signs as needed.

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

**Resolution No.:** 09-04-13D

**Resolution Title:**

Resolution Amending Resolutions 06-27-13F, 06-27-13E and 08-01-13B  
which Authorized the City of Camden Redevelopment Agency  
to Enter into Option Agreements for Project Areas A and B  
with The Cooper Health System, for the Sale and Redevelopment of Certain Properties  
within the Lanning Square and Cooper Plaza Redevelopment Areas  
by Extending the Terms of Such Option Agreements

**Project Summary:**

- CRA by Resolution 08-01-13A designated The Cooper Health System, as Redeveloper (the "Redeveloper") of certain parcels in Tax Blocks 179, 180,181, (Project Area A) and Block 1404 and 1407 (Project Area B) as set forth in Exhibit A attached for new educational, health sciences, and/or retail/commercial uses in the Lanning Square and Cooper Plaza Redevelopment Areas.
- CRA by Resolutions 06-27-13E, 08-01-13B and 06-27-13F authorized Option Agreements with The Cooper Health System for redevelopment of Project Areas A and B.
- Redeveloper seeks to amend Resolutions 06-27-13E, 08-01-13B and 06-27-13F to extend the term of each respective Option Agreement between the CRA and Redeveloper for Project Areas A and B from one (1) year to two (2) years from the date of the execution of such Agreements.

**Purpose of Resolution:**

- Authorize amendment to Option Agreements, by extending the term of each respective Agreement from one(1) year to two (2) years.

**Award Process:** N/A

**Cost Not To Exceed:** NA

**Total Project Cost:** TBA

**Source of Funds:** N/A



09-04-13D

**Resolution Amending Resolutions 06-27-13F, 06-27-13E and 08-01-13B  
which Authorized the City of Camden Redevelopment Agency  
to Enter into Option Agreements for Project Areas A and B  
with The Cooper Health System, for the Sale and Redevelopment  
of Certain Properties within the Lanning Square and Cooper Plaza  
Redevelopment Areas by Extending the Terms of Such Option Agreements**

**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 and 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 the Lanning Square and Cooper Plaza Redevelopment Areas; and

**WHEREAS**, CRA by Resolution 08-01-13B designated The Cooper Health System as Redeveloper (the “Redeveloper”) of certain parcels in Tax Blocks 179, 180,181 (“Project Area A”) and Block 1404 and 1407 (“Project Area B”) as described and set forth in Exhibit A attached to this Resolution; and

**09-04-13D (cont'd)**

**WHEREAS**, CRA by Resolutions 06-27-13E, 06-27-13F and 08-01-13B, authorized entry into Option Agreements with Redeveloper for redevelopment of Project Area A and Project Area B; and

**WHEREAS**, CRA and Redeveloper now propose to amend Resolutions 06-27-13E, 06-27-13F and 08-01-13B by extending the term of each respective Option Agreement between the CRA and the Redeveloper for Project Area A and Project Area B from one (1) year to two (2) years from the date of execution of the Option Agreement.

**NOW, THEREFORE, BE IT RESOLVED**, by the governing body of the Camden Redevelopment Agency that Resolutions 06-27-13E, 06-27-13F and 08-01-13B are hereby amended to change the term of each respective Option Agreement from one (1) year to two (2) years and that the Executive Director, a duly authorized representative of the Camden Redevelopment Agency is hereby authorized and directed to negotiate and enter into Option Agreements authorized by Resolutions 06-27-13E, 06-27-13F and 08-01-13B , , with The Cooper Health System as Redeveloper for Project Area A and Project Area B, as described in Exhibit A attached to this Resolution, by extending the term of each Option Agreement from one (1) year to two (2) years from the date of execution of the Agreement.

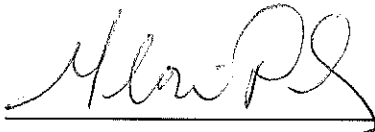
**BE IT FURTHER RESOLVED**, that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

09-04-13D (cont'd)

ON MOTION OF: Louis Quinones

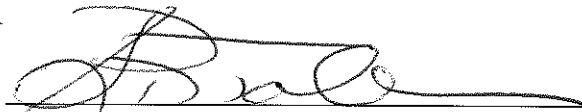
SECONDED BY: Vance Bowman

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



Gloria Pena  
Chairperson

ATTEST:



Sandra Ross Johnson  
Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.  
Board Counsel

09-04-13D

**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 Griffee 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	Redevelopme nt 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	