

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development

Resolution No.: 12-10-14A

Resolution Title:

Resolution Authorizing a Professional Service Agreement with J. McHale & Associates, Inc. for Appraisal Services for Property Designated as Block 844, Lot 13 on the Camden City Tax Map Located in the Cramer Hill Redevelopment Area for a Cost Not to Exceed \$750.00

Project Summary:

- The Camden City Council adopted by ordinance the Cramer Hill Redevelopment Plan effective May 2009.
- 844, Lot 13 is a vacant parcel located within the boundaries of the redevelopment plan area.. A part of this property remains available for redevelopment (the "Lot").The CRA desires to be in a position to respond quickly to developer interest in the general area and specifically in redevelopment of the Lot, by providing the current fair market value of the Lot.
- CRA requested J. McHale & Associates, Inc., one of the CRA "Pre-Qualified Appraisal Firms" to submit a price quote for the required work since this firm recently appraised adjacent property and J. McHale & Associates submitted a price quote dated November 26, 2014 for the total amount of \$750.00.

Purpose of Resolution:

To authorize a professional service agreement with J. McHale & Associates, Inc. for the provision of appraisal services for Block 844, Lot 13

Award Process:

J. McHale & Associates, Inc. is on the current list of "Pre-Qualified" Appraisal Firms.

Cost Not To Exceed: \$750.00

Total Project Cost:

TBD

Source of Funds:

General Operations

12-10-14A

**Resolution Authorizing a Professional Service Agreement with McHale & Associates, Inc.
for Appraisal Services for Property Designated as Block 844, Lot 13 on the
Camden City Tax Map Located in the Cramer Hill Redevelopment Area
for a Cost Not to Exceed \$750.00**

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”) adopted in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A: 12A-1 et seq. (“LRHL”), an ordinance approving the Cramer Hill Redevelopment Plan (“Plan”) as to certain land within the City of Camden more particularly described therein (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, property designated as Block 844, Lot 13, on the City of Camden Tax Map is a vacant parcel located within the boundaries of the Redevelopment Area and a part of this tax lot remains available for redevelopment (the “Lot”); and

WHEREAS, the CRA desires to be in a position to respond quickly to the developer interest in the general area and specifically in redevelopment of this Lot by providing the current fair market value; and

WHEREAS, an appraisal report will provide the current fair market value of this parcel; and

WHEREAS, CRA issued a Request for Pricing to J. McHale & Associates, Inc., which submitted a price quote dated November 26, 2014 in the total amount of \$750.00 for an appraisal report of the Lot.

12-10-14A (cont'd)


NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency, that the action of the Executive Director, a duly authorized representative of the Agency, is hereby authorized to negotiate and enter into a Professional Service Agreement with J. McHale & Associates, Inc. for the provision of an appraisal report for a portion of property designated as Block 844, Lot 13 on the Camden City Tax Map for an amount not to exceed \$750.00; 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.

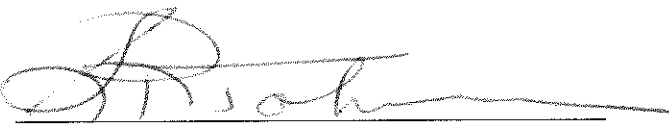
ON MOTION OF: Mirta Nieves

SECONDED BY: Jose Vazquez

| COMMISSIONER | AYES | NAYS | ABSTENTIONS |
|-------------------------|------|------|-------------|
| Marilyn Torres | ✓ | | |
| Vance Bowman | | | |
| Edgardo Garcia | | | |
| Kenwood E. Hagamin, Jr. | | | |
| Mirta L. Nieves | ✓ | | |
| Jose J. Ramos | ✓ | | |
| Jose A. Vazquez | ✓ | | |

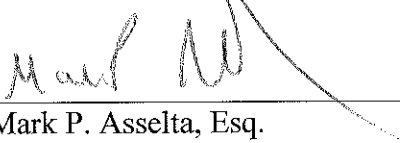


 Marilyn Torres
 Chairperson

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

Economic Development

Resolution No.: 12-10-14B

Resolution Title:

Resolution Authorizing a Professional Service Agreement with J. McHale & Associates, Inc., for Appraisal Services for Property Designated as Block 1279.01, Lots 1, 3 and 5 on the Camden City Tax Map Located in the Eastern Edge Redevelopment Area for a Cost Not to Exceed \$6,000.00

Project Summary:

- The Camden City Council adopted by ordinance the Eastern Edge Redevelopment Plan effective October 24, 2002.
- Block 1279.01, Lots 1, 3, and 5 are located within the boundaries of the redevelopment plan area and are currently vacant with part of the property being previously used for an industrial use.
- The CRA desires to be in a position to respond quickly to developer interest in the general area and specifically in redevelopment of these lots, by providing the current fair market value of the lots.
- CRA issued a Request for Pricing to the two “Pre-Qualified Appraisal Firms” and J. McHale & Associates, Inc. (“JMA”) was the only firm that responded.
- In its price quoted dated December 8, 2014, JMA proposes to complete the required work which includes two separate appraisals due to different ownership for a total price of \$6,000.

Purpose of Resolution:

To authorize a professional service agreement with J. McHale & Associates, Inc. for the provision of appraisal services for Block 1279, Lots 1, 3, and 5

Award Process:

J. McHale & Associates, Inc. is on the current list of “Pre-Qualified” Appraisal Firms. CRA solicited a Price Quote and J. McHale & Associates, Inc. submitted the only response in the proposed amount of \$6,000.00.

Cost Not To Exceed: \$6,000.00

Total Project Cost:

TBD

Source of Funds:

General Operations

12-10-14B

Resolution Authorizing a Professional Service Agreement with J. McHale & Associates, Inc. for Appraisal Services for Property Designated as Block 1279.01, Lots 1, 3 and 5 on the Camden City Tax Map Located in the Eastern Edge Redevelopment Area for a Cost Not to Exceed \$6,000.00

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

WHEREAS, on October 24, 2002, the City Council of the City of Camden (“City Council”) adopted in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A: 12A-1 et seq. (“LRHL”), an ordinance approving the Eastern Edge Redevelopment Plan (“Plan”) as to certain land within the City of Camden more particularly described therein (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 with the Redevelopment Area; and

WHEREAS, Block 1279.01, Lots 1, 3, and 5 designated on the City of Camden Tax Map are located within the boundaries of the Redevelopment Area and are currently vacant with part of the Lots being previously used for an industrial use (the “Lots”); and

WHEREAS, The CRA desires to be in a position to respond quickly to developer interest in the general area and specifically in redevelopment of these Lots by establishing the current fair market value of the Lots; and

WHEREAS, an appraisal report(s) will provide the current fair market value of these parcels; and

WHEREAS, CRA issued a Request for Pricing to the two “Pre-Qualified Appraisal Firms” previously approved by the CRA and J. McHale & Associates, Inc. submitted the only price quote dated December 8, 2014 in the amount of \$6,000.00; and

WHEREAS, the proposal submitted by J. McHale & Associates, Inc. will include the preparation of two separate appraisals as the properties are owned by two different entities; and

12-10-14B (cont'd)

WHEREAS the CRA desires to move forward with obtaining appraisals for the Lots so that it will be in a position to quickly negotiate with interested developers.

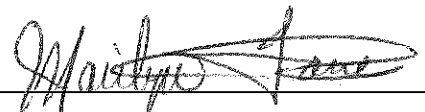
NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency, that the Executive Director, a duly authorized representative of the Agency, is hereby authorized and directed to negotiate and enter into a Professional Service Agreement with J. McHale & Associates, Inc. for the provision of a appraisal reports for Block 1279.01, Lots 1, 3, and 5 as designated on the Camden City Tax Map for an amount not to exceed \$6,000.00; 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.

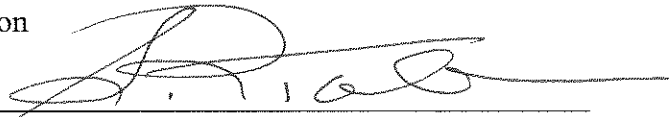
ON MOTION OF: Jose Vazquez

SECONDED BY: Mirta Nieves

| COMMISSIONER | AYES | NAYS | ABSTENTIONS |
|-------------------------|------|------|-------------|
| Marilyn Torres | ✓ | | |
| Vance Bowman | | | |
| Edgardo Garcia | | | |
| Kenwood E. Hagamin, Jr. | | | |
| Mirta L. Nieves | ✓ | | |
| Jose J. Ramos | ✓ | | |
| Jose A. Vazquez | ✓ | | |

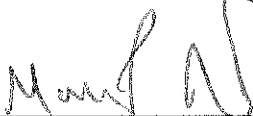


Marilyn Torres
Chairperson

ATTEST: 

Saundra 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 Development

Resolution No.: 12-10-14C

Resolution Title:

Resolution Authorizing the Acquisition of Property Owned by Lutheran Social Ministries of New Jersey Designated as Block 181, Lots 77 and 72 on the Camden City Tax Map and Located in the Lanning Square Redevelopment Area for the Purchase Price of \$500,000.00 and Closing Costs

Project Summary:

- Lutheran Social Ministries of New Jersey (LSM) owns property designated as Block 181, Lots 77 and 72 on the Camden City Tax Map, and also described as 511- 525 Stevens Street (the "Property"). The Property is located between Broadway and South 5th Street in the Lanning Square Redevelopment Area.
- Broadway Camden Investments, LLC (an affiliate of Cooper Health System) and LSM entered into a contract of sale for the purchase of the Property dated April 25, 2014.
- Broadway has proposed that the contract of sale be assigned to CRA, and that CRA complete the purchase of the Property so that it is available as part of a land assemblage for a proposed health sciences building, which will be located in Block 181.
- The terms and conditions for the purchase are:
 1. CRA will pay a purchase price of \$500,000.00, plus reasonable costs to close title and to board-up and secure the Property.
 2. An appraisal report by Steven W. Bartelt, MAI, dated September 11, 2014, which was commissioned by Cooper, established the fair market value of the Property at \$792,700.00.
 3. The CRA will convey the Property to the Rowan University/Rutgers-Camden Joint Board and/or its permitted developer for the purchase price paid by the CRA and the costs associated with the transaction pursuant to a redevelopment agreement (subject to separate CRA Board Approval) within six (6) months of the date CRA takes title to the Property.
- CRA will acquire the Property with acquisition grant funds awarded to the CRA by the Economic Recovery Board.

Purpose of Resolution:

To enter into Assignment of An Agreement of Sale with Broadway Camden Investments, LLC and to acquire Block 181, Lot 77 and Lot 72 from LSM

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| Award Process: N/A |
| Cost Not To Exceed: N/A |
| Total Project Cost: \$500,000 plus reasonable closing and board-up costs. |
| Source of Funds: ERB Mixed Sites and Cooper Plaza Acquisition Grants |

12-10-14C

**Resolution Authorizing the Acquisition of Property Owned by
Lutheran Social Ministries of New Jersey Designated as Block 181, Lots 77 and 72
on the Camden City Tax Map and Located in the
Lanning Square Redevelopment Area for the Purchase Price of \$500,000.00
and Closing Costs**

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

WHEREAS, the Council of the City of Camden (the “City Council”) adopted, in accordance with the Local Redevelopment and Housing Law, 40A: 12A-1 et seq. (“LRHL”), an ordinance approving the Lanning Square Redevelopment Plan for certain land in described therein (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, CRA, as the redevelopment entity, is assisting educational and medical institutions located in the City to assemble properties for redevelopment purposes in the Redevelopment Area; and

WHEREAS, Block 181, as designated on the Camden City Tax Map, is being considered by the Rowan University/Rutgers-Camden Joint Board of Governors as a development site for a new health sciences building, a permitted land use in the Redevelopment Area; and

WHEREAS, Lutheran Social Ministries of New Jersey (“LSM”) owns property designated as Block 181, Lots 77 and 72 on the Camden City Tax Map, and also described as 511- 525 Stevens Street (the “Property”), which is located between Broadway and South 5th Street in the Redevelopment Area; and

WHEREAS, Broadway Camden Investments, LLC, an affiliate of Cooper Health System, and LSM entered into a contract of sale for the purchase of the Property dated April 25, 2014; and

WHEREAS, Broadway Camden Investments, LLC proposes to assign the Contract of Sale to CRA so that CRA may complete the purchase of the Property and the land assemblage for the proposed health sciences building; and

WHEREAS, LSM consents to the Assignment of the Contract of Sale to CRA; and

12-10-14C (cont'd)

WHEREAS, the terms of the of the proposed transactions are as follows:

1. CRA will pay a purchase price of \$500,000.00, to LSM plus reasonable costs to close title and to board-up and secure the Property.
2. The CRA will convey the Property to the Rowan University/Rutgers-Camden Joint Board and/or its permitted developer pursuant to a redevelopment agreement (subject to separate CRA Board Approval) within six (6) months of the date CRA takes title to the Property for the purchase price of \$500,000.00 and closing and other costs incurred by the CRA in acquiring and holding the property.

WHEREAS, CRA desires to enter into an Assignment of the Contract of Sale with Broadway Camden Investments, LLC and to acquire the Property from LSM subject to the conditions set forth above in order to facilitate the future redevelopment of Block 181 in the Redevelopment Area

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 Agency, is hereby authorized and directed to enter into an Assignment of the Contract for Sale with Broadway Camden Investments, LLC and to acquire the Property from LSM for the purchase price of \$500,000.00 and reasonable closing costs, and subject to the conditions set forth above; and

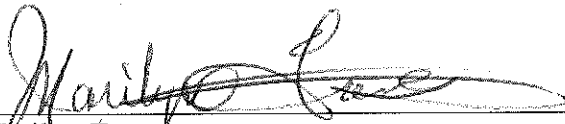
BE IT FURTHER RESOLVED, that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

12-10-14C (cont'd)

ON MOTION OF: Jose Vazquez

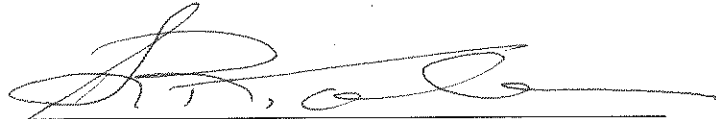
SECONDED BY: Mirta Nieves

| COMMISSIONER | AYES | NAYS | ABSTENTIONS |
|-------------------------|------|------|-------------|
| Marilyn Torres | ✓ | | |
| Vance Bowman | | | |
| Edgardo Garcia | | | |
| Kenwood E. Hagamin, Jr. | | | |
| Mirta L. Nieves | ✓ | | |
| Jose J. Ramos | ✓ | | |
| Jose A. Vazquez | ✓ | | |



Marilyn Torres
Chairperson

ATTEST:



Sandra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.
Board Counsel

RESOLUTION SUMMARY

Resolution No.: 12-10-14D

Resolution Title:
Resolution Authorizing The City Of Camden Redevelopment Agency to Adopt the Camden Redevelopment Agency's Budget For The Fiscal Year Ending 2015

Project Summary:

New Jersey Administrative Code 5:31-2.3 Section (g) requires that the budget shall be adopted not later than the beginning of the authority's fiscal year.

The CRA's fiscal year end is December 31, 2014.

Purpose of Resolution:

To seek authorization to adopt the Camden Redevelopment Agency Fiscal Year Ending 2015 budget.

Award Process:

N/A

Cost Not To Exceed:

N/A

Source of Funds:

N/A

Total Project Cost:

N/A

2015 ADOPTED BUDGET RESOLUTION

Camden Redevelopment Agency

FISCAL YEAR: FROM: January 1, 2015 TO: December 31, 2015

WHEREAS, the Annual Budget and Capital Budget/Program for the Camden Redevelopment Agency for the fiscal year beginning January 1, 2015 and ending, December 31, 2015 has been presented for adoption before the governing body of the Camden Redevelopment Agency at its open public meeting of December 10, 2014; and

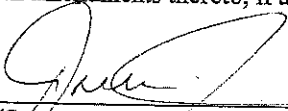
WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget as presented for adoption reflects Total Revenues of \$ 3,425,243, Total Appropriations, including any Accumulated Deficit, if any, of \$ 3,425,243 and Total Unrestricted Net Position utilized of \$ 0; and

WHEREAS, the Capital Budget as presented for adoption reflects Total Capital Appropriations of \$0 and Total Unrestricted Net Position planned to be utilized of \$ 0; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Camden Redevelopment Agency, at an open public meeting held on December 10, 2014 that the Annual Budget and Capital Budget/Program of the Camden Redevelopment Agency for the fiscal year beginning, January 1, 2015 and, ending, December 31, 2015 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.


(Secretary's Signature)

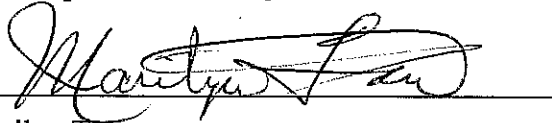
Dec 10, 2014
(Date)

| Governing Body Member: | Recorded Vote | | | |
|---------------------------|-------------------------------------|-----|---------|--------|
| | Aye | Nay | Abstain | Absent |
| Marilyn Torres | <input checked="" type="checkbox"/> | | | |
| Vance C. Bowman | <input checked="" type="checkbox"/> | | | |
| Jose Vazquez Jr. | <input checked="" type="checkbox"/> | | | |
| Kenwood Hagamin Jr. | <input checked="" type="checkbox"/> | | | |
| Mirta L. Nieves | <input checked="" type="checkbox"/> | | | |
| Jose J. Ramos | <input checked="" type="checkbox"/> | | | |

ON MOTION OF: Jose Vazquez

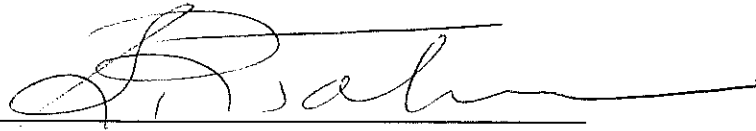
SECONDED BY: Mirta Nieves

AYES 4 NAYS 0 ABSTENTIONS 0



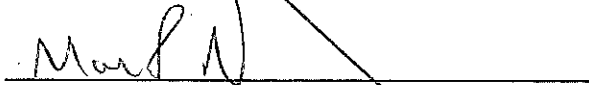
Marilyn Torres
Chairperson

ATTEST:



Sandra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.