

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Resolution No.: 02-12-14A

Resolution Title:

**Resolution Authorizing the Camden Redevelopment Agency
to Adopt a List of Pre-Qualified Lawyers for the Year 2014**

Project Summary: The CRA finds itself from time to time in need of legal counsel in a timely and expedient manner. To this end the CRA pre-qualifies certain professionals and service providers in order to be able to meet its obligations. The pre-qualified list allows the CRA to request pricing from the firms and execute an agreement upon approval of the Board.

Purpose of Resolution: To adopt a list of Pre-Qualified lawyers for the year 2014 including the following four firms:

- Greenbaum Rowe Smith
- Ballard Spahr LLP
- Brown & Connery LLP
- Decotiis, Fitzpatrick & Cole, LLP

Award Process: Request for Qualifications

Cost Not To Exceed: N/A

Source of Funds: N/A

Total Project Cost: N/A

**Resolution Authorizing the City of Camden Redevelopment Agency
to Adopt a List of Pre-Qualified Lawyers for the Year 2014**

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

WHEREAS, to this end the CRA finds itself in need of legal counsel in a timely and expedient manner; and

WHEREAS, due to the potential of certain firms having professional conflicts that require the engagement of an alternate firm; and

WHEREAS, often time is of the essence when matters are litigious; and

WHEREAS, in order to develop a pre-qualified list of attorneys, the CRA prepared and posted on its Web Site a Request for Qualifications for firms to apply to be placed on the list of pre-qualified law firms, in accordance with the 'fair and open' process and procedures established under the regulation and amendments to the N.J.S.A. 19:44A-20.4 et. seq.; and

WHEREAS, the CRA received four (4) responses:

- Greenbaum Rowe Smith
99 Wood Avenue South - Floor 4
Iselin, NJ 08830-2715
- Ballard Spahr LLP
210 Lake Drive East, Suite 200
Cherry Hill, NJ 08002-1163
- Brown & Connery LLP
360 Haddon Avenue – P.O. Box 539
Westmont, NJ 08108
- Decotiis, Fitzpatrick & Cole, LLP
Glenpoint Centre West
500 Frank W. Burr Blvd., Suite 31
Teaneck, NJ 07666

which were deemed qualified.

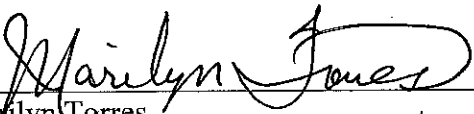
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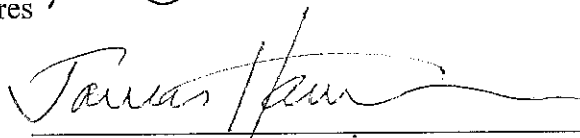
NOW, THEREFORE, BE IT RESOLVED by the governing body of the Camden Redevelopment Agency that the Executive Director of the Agency, a duly authorized representative of the Camden Redevelopment Agency, is hereby authorized to adopt the above-delineated list of pre-qualified law firms to provide legal services to the CRA on a task by task basis, as needed.

ON MOTION OF: JOSE Vazquez

SECONDED BY: Vance Bowman

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Vance Bowman	✓		
Edgardo Garcia			
Kenwood Hagamin, Jr.	✓		
Bryan Morton	✓		
Louis Quinones	✓		
Jose Vazquez	✓		


Marilyn Torres
Chairperson

ATTEST: 
Sandra Ross Johnson
Executive Director

JAMES HARVEYSON FOR

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Resolution No.: 02-12-14B

Resolution Title:

Resolution Authorizing the Camden Redevelopment Agency to Enter into a Professional Services Agreement with Brown & Connery, LLP for the Provision of General Counsel Legal Services

Project Summary: The CRA is in need of General Legal Counsel services for 2014. The CRA undertook a Request for Qualifications (RFQ) procurement process in order to establish a pre-qualified list of firms to provide legal services for the CRA. Brown & Connery, LLP is on the list and has been selected to provide the required services with a contract expiration date of December 31, 2014 at a cost not to exceed \$100,000.

Purpose of Resolution: To seek authorization to enter into an agreement with the firm of Brown & Connery, LLP to provide General Legal Counsel services for 2014.

Award Process: Brown & Connery, LLP has been pre-qualified through the Request for Qualifications (RFQ) process. They are on the CRA short list of approved attorneys.

Cost Not To Exceed: \$100,000

Funding Source: Project Budgets and Operations

Total Project Cost: Not To Exceed: \$100,000

02-12-14B

**Resolution Authorizing the Camden Redevelopment Agency to Enter into
a Professional Services Agreement with Brown & Connery, LLP
for the Provision of General Counsel Legal Services**

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

WHEREAS, the CRA undertook a Request for Qualifications (RFQ) procurement process in order to establish a pre-qualified list of firms to provide legal services for the CRA; and

WHEREAS, as a result of the RFQ process, four firms were deemed qualified and were placed on the list; and

WHEREAS, the pre-qualified firm of Brown & Connery, LLP with its principal offices located at 360 Haddon Avenue, Westmont, NJ 08108 has been deemed qualified to provide the required general counsel legal services for the year 2014; and

WHEREAS, CRA desires to execute a contract with Brown & Connery, LLP for general counsel legal services at the hourly rates submitted in their proposal in response to the RFQ with a contract expiration date of December 31, 2014; and

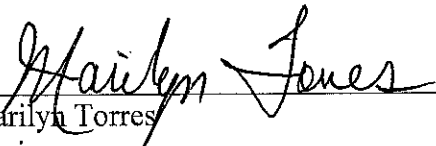
02-12-14B (cont'd)

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 one year contract with the firm of Brown & Connery, LLP to provide general counsel legal services at a cost not to exceed \$100,000.00.

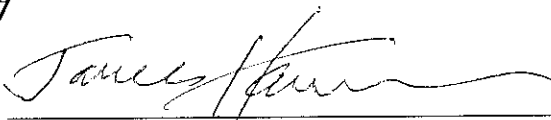
ON MOTION OF: Jose Vazquez

SECONDED BY: Vance Bowman

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Vance Bowman	✓		
Edgardo Garcia	✓		
Kenwood Hagamin, Jr.	✓		
Bryan Morton	✓		
Louis Quinones	✓		
Jose Vazquez	✓		


Marilyn Torres
Chairperson

ATTEST:


~~Sandra Ross Johnson~~ JAMES HARVESON FOR
Executive Director

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing Division

Resolution No.: 02-12-14C

Resolution Title:

Resolution Authorizing the City of Camden Redevelopment Agency to Enter into a Professional Services Agreement with Wallace Roberts & Todd, LLC for the Provision of Planning Services for the Whitman Park Study Area in an Amount Not to Exceed \$80,000

Project Summary:

- CRA executed a grant agreement with the Economic Recovery Board (ERB) in the amount of \$723,945, which provides funds 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 plans for various neighborhoods in the City of Camden.
- CRA and the City in 2013 entered into a shared services agreement between the CRA and City for the above purposes for a period of up to two years. Costs associated with the securing of these planning and related services are eligible expenses under the ERB planning grant administered by the CRA.
- CRA and the City of Camden, Department of Planning and Development, jointly identified Whitman Park as an area that should be studied to determine if it qualifies as an area in need of redevelopment, and that requires a redevelopment plan if the area qualifies as an area in need of redevelopment.
- CRA by RFP solicited for a firm to provide the planning services and as a result of this procurement the firm of Wallace Roberts & Todd, LLC (WRT) was selected as the most qualified to provide the services.

This resolution seeks authorization to engage the services of WRT to prepare the area in need of redevelopment study and if the area qualifies, for the drafting of a redevelopment plan for the area and to provide other related planning services for the Whitman Park study area for the term of one year from the effective date of the agreement and for an amount not to exceed \$80,000.00. Services will be billed based on hourly rates and the estimated time to complete specific tasks as set forth in the work proposal submitted by WRT.

02-12-14C (cont'd)

Purpose of Resolution:

To authorize a professional services agreement.

Award Process:

RFP

Cost Not To Exceed:

\$80,000

Source of Funds:

ERB Planning Grant #1(P15686)

**Resolution Authorizing the City of Camden Redevelopment Agency to Enter into
a Professional Services Agreement with Wallace Roberts & Todd, LLC for
the Provision of Planning Services for the Whitman Park Study Area
in an Amount Not to Exceed \$80,000**

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

WHEREAS, The Economic Recovery Board (ERB) awarded a \$723,945 Neighborhood and Redevelopment Planning Grant (P15686) to the CRA which provides funds to assist the City of Camden (“the City”) with the preparation of neighborhood plans, area in need of redevelopment studies and redevelopment plans and to otherwise meet, in part, the area-wide planning needs of the City; and

WHEREAS, CRA and the City have entered into a Shared Services Agreement between the CRA and the City to secure planning and related services, the costs of which are eligible under the ERB planning grant administered by the CRA; and

WHEREAS, CRA and the City of Camden’s Department of Planning and Development have jointly identified the Whitman Park study area as an area that should be studied to determine if it qualifies as an area in need of redevelopment, and that requires a redevelopment plan if the area qualifies as an area in need of redevelopment; and

WHEREAS, CRA by RFP solicited for a firm to provide planning services as set forth above in accordance with the “fair and open” process and procedures in N.J.S.A. 19:44A-20.4 et seq. and, as a result of this procurement, the firm of Wallace Roberts & Todd, LLC (“WRT”) was selected as the most qualified to provide the services.

02-12-14C (cont'd)

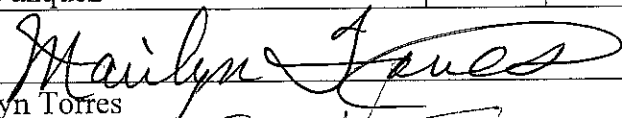
NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that the Executive Director, a duly authorized representative, is hereby authorized to execute a professional services agreement between the City of Camden Redevelopment Agency and Wallace Roberts & Todd, LLC for preparation of an area in need of redevelopment study for the Whitman Park study area and, if the area qualifies as an area in need of redevelopment, for the preparation of a redevelopment plan and for related planning services for the term of one year from the effective date of the agreement and in an amount not to exceed \$80,000.00 with services to be billed based upon hourly rates and the estimated time to complete specific tasks set forth in the work proposal submitted by the firm.

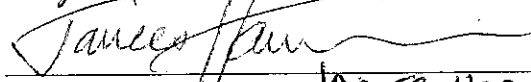
BE IT FURTHER RESOLVED that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

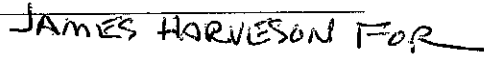
ON MOTION OF: Vance Bowman

SECONDED BY: Jose Vazquez

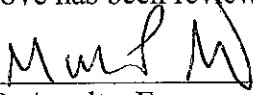
COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres			
Vance Bowman			
Edgardo Garcia			
Kenwood Hagamin, Jr.			
Bryan Morton			
Louis Quinones			
Jose Vazquez			


Marilyn Torres
Chairperson

ATTEST: 
Sandra Ross Johnson
Executive Director

 JAMES HARVESON FOR

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.: **02-12-14D**

Resolution Title:

Resolution Authorizing the City of Camden Redevelopment Agency to Accept a Grant from the Hazardous Discharge Site Remediation Fund in an Amount Not to Exceed \$865,243 for Remedial Action at the Radio Lofts Building (Block 72, Lot 1 of the Camden City Tax Map)

Project Summary:

- This resolution authorizes the CRA to accept a New Jersey Hazardous Discharge Site Remediation Fund (HDSRF) Grant in the amount of \$865,243 for the remediation of Radio Lofts/Former RCA Building 8 (Block 72, Lot 1 of the Camden City Tax Map.
- Radio Lofts is owned by the CRA.
- Radio Lofts will be redeveloped by Dranoff Properties as market-rate condominiums with retail space on the first floor.
- Dranoff Properties has been undertaking the remediation of Radio Lofts under a Project Management Agreement with the CRA.
- Previously, the CRA received remediation grants for this property from the Economic Recovery Board (ERB), New Jersey Redevelopment Authority (NJRA) and HDSRF totaling \$5,498,806
- To-date \$5,164,388 has been expended or encumbered from the previous grants, leaving a balance of \$334,418 remaining in the previous grants.
- The estimated cost of completing the remediation beyond what has been expended and encumbered to date is an additional \$2,377,758.
- Taking into account a new grant of \$865,243 and the balance left in the previous grants (\$334,418), an additional amount of \$1,178,097 will still be required to complete the remediation.
- The HDSRF grant requires a 25% match (\$216,310) which will be considered already satisfied based on the prior grant funds provided to the project by ERB and NJRA.

02-12-14D (cont'd)

Purpose of Resolution:
To accept a grant.

Award Process:
N/A

Cost Not To Exceed:
\$865,243

Total Project Cost: (Remediation Only)

SOURCES

\$2,000,000 NJRA

1,997,716 ERB

1,501,090 HDSRF (previous)

865,243 HDSRF (this grant)

1,178,097 FUNDING GAP

\$7,542,146 TOTAL SOURCES

USES

\$5,164,388 Expended/encumbered to-date

2,377,758 Estimate to complete

\$7,542,146 TOTAL REMEDIATION COST

The Total Fit Out Cost, after remediation is estimated to be \$30.0 million.

Source of Funds:
ERB, NJRA and HDSRF grants.

**Resolution Authorizing the City of Camden Redevelopment Agency to
Accept a Grant from the Hazardous Discharge Site Remediation Fund
in an Amount Not to Exceed \$865,243
for Remedial Action at the Radio Lofts Building
(Block 72, Lot 1 of the Camden City Tax Map)**

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

WHEREAS, to this end, the CRA is working with Dranoff Properties to redevelop the former RCA Building 8 (Block 72, Lot 1 of the Camden City Tax Map) as market rate condominiums and retail space to be known as Radio Lofts; and

WHEREAS, the CRA is obligated to seek funding from the Hazardous Discharge Site Remediation Fund (“HDSRF”), and other grant sources, to remediate the Radio Lofts; and

WHEREAS, HDSRF provides grants to municipalities and qualifying agencies for environmental investigation and remediation; and

WHEREAS, previously, the CRA received remediation grants for this property from the Economic Recovery Board (ERB), New Jersey Redevelopment Authority (NJRA) and HDSRF totaling \$5,498,806; and

WHEREAS, the estimated cost of completing the remediation beyond what has been expended and encumbered to date is an additional \$2,377,758; and

02-12-14D (cont'd)

WHEREAS, the CRA seeks to accept an additional grant of \$865,243 from HDSRF to continue with the remediation of this property; and

WHEREAS, the 25% match required by the new HDSRF grant will be considered already satisfied based on the prior grant funds provided to the project by the New Jersey Redevelopment Authority and the Economic Recovery Board.

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, subject to confirmation that all required matching funds are already in place, a Hazardous Discharge Site Remediation Grant for Remedial Action at the Radio Lofts (Building 8) in an amount not to exceed \$865,243, and

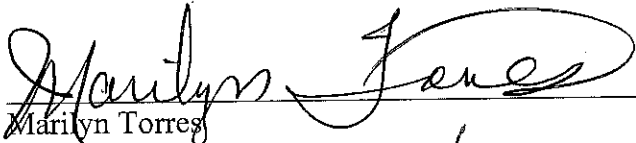
BE IT FURTHER RESOLVED that the Executive Director, or her designee, is hereby authorized and directed, subject to adequate documentation of the committed match, to take all actions and execute all grant documents, grant agreements and grant reports necessary to secure and administer the Grant and to carry out the purposes of this resolution.

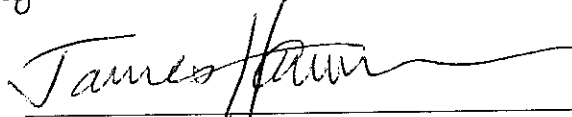
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ON MOTION OF: Vance Bowman

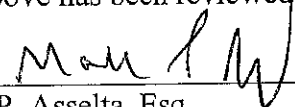
SECONDED BY: Louis Quinones

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Vance Bowman	✓		
Edgardo Garcia			
Kenwood Hagamin, Jr.	✓		
Bryan Morton	✓		
Louis Quinones	✓		
Jose Vazquez	✓		


Marilyn Torres
Chairperson

ATTEST: 
~~Sandra Ross Johnson~~ JAMES HARVESON FOR
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.: 02-12-14E

Resolution Title:

Resolution Authorizing the City of Camden Redevelopment Agency to Convey Block 152, Lot 2.02 of the Camden City Tax Map to the Parking Authority of the City of Camden for Purposes of Redevelopment

Project Summary:

- The CRA is the owner of Block 152, Lot 2.02 designated on the official Tax Map of the City of Camden, County of Camden State of New Jersey (the “Subject Property”).
- The Subject Property is in close proximity to the Susquehanna Bank Center and has been used to meet in part parking obligations owed by the City to the Susquehanna Bank Center that were put in place at the time of the development of the Center.
- The Parking Authority of the City of Camden (the “Parking Authority”) previously constructed a surface parking lot on the Subject Property and has been utilizing the Subject Property to provide parking for the Susquehanna Bank Center and other uses in the waterfront area of the City.
- The Parking Authority is proposing to increase the utilization of the Subject Property for parking and/or for new redevelopment project(s) and has requested that the CRA convey title to the Subject Property for nominal consideration to further these efforts.

Purpose of Resolution:

- Authorize the Conveyance of Block 152, Lot 2.02 to the Parking Authority of the City of Camden for Nominal Consideration.

Award Process: N/A

Cost Not To Exceed: N/A

Total Project Cost: TBD

Source of Funds: N/A

Resolution No.: 02-12-14E

Resolution Authorizing the City of Camden Redevelopment Agency to Convey Block 152, Lot 2.02 of the Camden City Tax Map to the Parking Authority of the City of Camden for Purposes of Redevelopment

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

WHEREAS, CRA is the owner of Block 152, Lot 2.02 designated on the official Tax Map of the City of Camden, County of Camden, State of New Jersey (the “Subject Property”) which was conveyed to the CRA by the Housing Authority of the City of Camden with other lands by deed dated February 28, 1990 for nominal consideration; and

WHEREAS, The Subject Property is in close proximity to the Susquehanna Bank Center and has been used to meet in part parking obligations owed by the City to the Susquehanna Bank Center that were put in place at the time of the development of the Center; and

WHEREAS, the Parking Authority of the City of Camden (the “Parking Authority”) previously constructed a surface parking lot on the Subject Property and has been utilizing the Subject Property to provide parking for the Susquehanna Bank Center and for other uses in the waterfront area of the City; and

WHEREAS, the Parking Authority is proposing to increase the utilization of the Subject Property for parking and/or for new redevelopment project(s) and has requested that the CRA convey title to the Subject Property for nominal consideration to further these efforts; and

WHEREAS, the CRA deems the Parking Authority’s proposed use of the Subject Property to be an appropriate use of the property that will allow the City to continue to provide the required parking to the Susquehanna Bank Center and that will foster new redevelopment in the waterfront area and that it is in the best interests of the CRA and the City to make the requested conveyance of the Subject Property to the Parking Authority.

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 convey to the Parking Authority of the City of Camden the property known as Block 152, Lot 2.02 of the City of Camden Tax Map for nominal consideration for the purposes of parking and/or for new redevelopment on the Subject Property; and

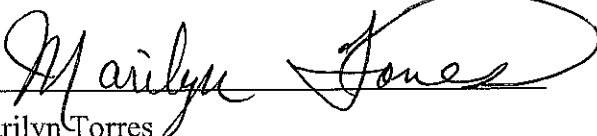
Resolution No.: 02-12-14E


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: Vance Bowman

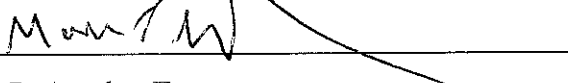
SECONDED BY: José Vazquez

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Vance Bowman	✓		
Kenwood Hagamin, Jr.	✓		
Bryan Morton	✓		
Louis Quinones	✓		
Jose Vazquez	✓		
Edgardo Garcia			


Marilyn Torres
Chairperson

ATTEST:

JAMES HARRISON FOR
Saundra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.


Mark P. Asselta, Esq.