

RESOLUTION SUMMARY

Johanna Conyer

Resolution No.: 05-14-14A

Resolution Title:

**Resolution Certifying that Each Member of the City of Camden
Redevelopment Agency Board of Commissioners has Personally Reviewed
the FYE 2013 Annual Audit Report.**

Project Summary:

The firm Mercadien, P.C. was awarded the contract to perform the FYE 2013 audit and has filed the completed report with the City of Camden Redevelopment Agency. The CRA board approved the audit report and submitted the report to the Division as per regulations.

N.J.S.A. 40A:55A-17 requires the governing body of each authority, within 45 days of receipt of the annual audit to certify by resolution that each member thereof has personally reviewed the annual audit report and specifically, the sections of the audit report entitled Comments and Recommendations which shall be evidenced by group affidavit in the form prescribed by the Local Finance Board .

Purpose of Resolution:

To provide a certification that each member of the Camden Redevelopment Agency Board of Commissioners has personally reviewed the FYE 2013 Annual Audit Report.

Award Process:

N/A

Cost Not To Exceed:

N/A

Source of Funds:

N/A

Total Project Cost:

N/A

05-14-14A

Resolution Certifying that Each Member of the City of Camden Redevelopment Agency Board of Commissioners has Personally Reviewed the FYE 2013 Annual Audit Report

WHEREAS, N.J.S.A. 40A:5A-15 requires the governing body of each local authority to cause an annual audit of its account to be made; and

WHEREAS, the annual audit report for the fiscal year ended 2013 has been completed and filed with the Camden Redevelopment Agency pursuant to N.J.S.A. 40A:5A-15; and

WHEREAS, N.J.S.A. 40A:5A-17 requires the governing body of each authority to, within 45 days of receipt of the annual audit, certify by resolution to the Local Finance Board that each member thereof has personally reviewed the annual audit report, and specifically the sections of the audit report entitled "General Comments" and "Recommendations," and has evidenced same by group affidavit signed by a majority of the full membership of the authority in the form prescribed by the Local Finance Board; and

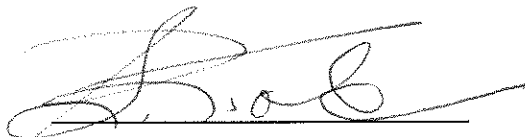
WHEREAS, the members of the governing body have received the annual audit and have personally reviewed the annual audit, and have specifically reviewed the section of the annual audit report entitled "General Comments" and "Recommendations," in accordance with N.J.S.A. 40A:5A-17.

05-14-14A (cont'd)

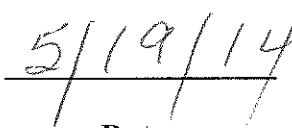
NOW, THEREFORE, BE IT RESOLVED, that the governing body of the City of Camden Redevelopment Agency hereby certifies to the Local Finance Board of the State of New Jersey that each governing body member of the City of Camden Redevelopment Agency has personally reviewed the annual audit report for the fiscal year ended 2013, and specifically has reviewed the section of the audit report entitled "General Comments" and "Recommendations," and has evidenced same by group affidavit signed by a majority of the full membership of the Agency in the form prescribed by the Local Finance Board.

BE IT FURTHER RESOLVED, that the secretary of the Agency is hereby directed to promptly submit to the Local Finance Board the aforesaid group affidavit, accompanied by a certified true copy of this resolution.

**IT IS HEREBY CERTIFIED THAT THIS IS A TRUE COPY OF THE RESOLUTION
PASSED AT THE MEETING HELD ON May 14, 2014**



Secretary to the Board



Date

05-14-14A (cont'd)

ON MOTION OF: Bryan Morton

SECONDED BY: Jose Vazquez

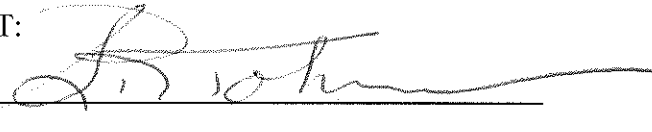
AYES NAYS ABSTENTIONS

6 0 0



Marilyn Torres
Chairperson

ATTEST:



Sandra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.

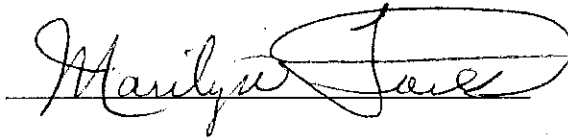
LOCAL AUTHORITIES
GROUP AFFIDAVIT FORM
PRESCRIBED BY
THE NEW JERSEY LOCAL FINANCE BOARD

AUDIT REVIEW CERTIFICATE

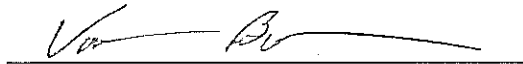
We, the members of the governing body of The City of Camden Redevelopment Agency being of full age and being duly sworn according to law, upon our oath depose and say:

1. We are duly appointed members of The City of Camden Redevelopment Agency
2. We certify, pursuant to N.J.S.A. 40A:5A-17, that we have each reviewed the annual audit report for the fiscal year ending 2012, and specifically the section of the audit entitled "General Comments" and Recommendations."

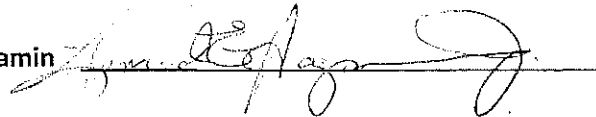
Chairperson: Marilyn Torres



Commissioner: Vance C. Bowman



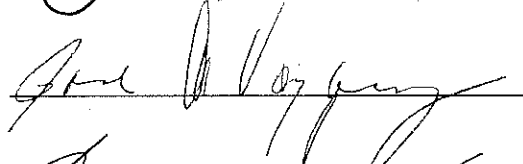
Commissioner: Kenwood E. Hagamin



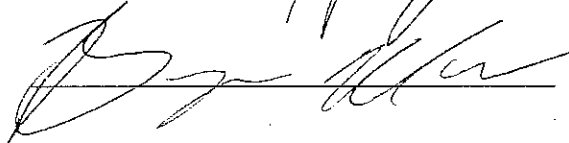
Commissioner: Louis Quinones



Commissioner: Jose A. Vazquez



Commissioner: Bryan Morton



Commissioner: Edgardo Garcia



Sworn to and subscribed
before me this May day
of 19th May, 2014

RONICIA C. SOLLA
Commission # 2433605
Public, State of New Jersey
My Commission Expires
May 07, 2018

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Executive Office

Resolution No.: 05-14-14B

Resolution Title:

**Resolution Authorizing an Agreement with Camden County
One-Stop/WorkFirst New Jersey to Participate in the
Community Work Experience Program (CWEP)**

Project Summary:

The CWEP Program is a welfare-to-work program. Camden County One-Stop/WorkFirst New Jersey connects people on welfare with local businesses, government agencies and 501(c) 3 entities willing to provide work experience in exchange for services performed by participants at no cost. This work experience enables participants to adjust to and learn how to function in employment settings.

Purpose of Resolution:

To authorize the execution of a contract between the CRA and Camden County One- Stop/WorkFirst New Jersey to allow the CRA to participate in the CWEP Program.

Award Process: N/A

Cost Not To Exceed: N/A

Source of Funds: N/A

05-14-14B

Resolution Authorizing an Agreement with Camden County One-Stop/WorkFirst New Jersey to Participate in the Community Work Experience Program (CWEP)

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

WHEREAS, the Camden County One-Stop/WorkFirst New Jersey (WFNJ) office administers the Camden County Community Work Experience Program (CWEP); and

WHEREAS, CWEP is an allowable work activity pursuant to N.J.A.C. 10:90-4.3, for participants in the Temporary Assistance for Needy Families, General Assistance and Food Stamp Employment and Training programs which connects employers who agree to provide training opportunities at approved local worksites; and

WHEREAS, CWEP's primary purpose is to provide work experience and training that enables participants to adjust to and learn how to function in an employment setting; and

WHEREAS, the CRA intends to participate in CWEP and to provide general office assistant training to CWEP participants as circumstances permit on a continual basis; and

WHEREAS, the CRA, since introducing CWEP at the agency in July 2011, has helped several participants transition to full-time employment; and

05-14-14B (cont'd)

WHEREAS, under the CWEP program CRA is not obligated to pay any amount for the work provided by the participants and is not obligated to pay any fee for participating in the program; and

WHEREAS, the term of the proposed agreement is for one year terminating on June 30, 2015, however CRA holds the right to terminate the agreement at any time.

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 to enter into an Agreement with Camden County One-Stop/WorkFirst New Jersey to participate in the Community Work Experience Program under the terms and conditions set forth above.

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.

05-14-14B (cont'd)

ON MOTION OF: Bryan Morton

SECONDED BY: Kenwood Hagamin

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

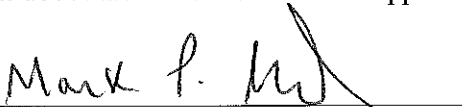


Marilyn Torres
Chairperson

ATTEST: 

Sandra Ross Johnson
Executive Director

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.: 05-14-14C

Resolution Title:

**Resolution Authorizing the Acceptance of a Grant from the
Hazardous Discharge Site Remediation Fund for Remedial Action on the
Meadows at Pyne Poynt Portion of the Knox Gelatin Site (Block 746, Lots 16, 47 and
Parts of 45 and 46 of the Camden City Tax Map) in the North Camden
Brownfield Development Area in an Amount Not to Exceed \$381,314**

Project Summary:

- The Knox Site is located in the North Camden Brownfield Development Area (BDA) between 4th & 6th Streets and Erie Street and the Back Channel of the Delaware River.
- The Meadows at Pyne Poynt, LP (“Project Owner”) has developed 40 units of special needs affordable housing known as The Meadows at Pyne Poynt (the “Project”) on a 2 acre portion of the Knox Site between 4th and 5th Streets and Erie and Byron Streets (the “Site”).
- The Site is currently owned by the City of Camden (“City”) and is ground sub-leased to the Project Owner.
- The City, CRA, and the Project Owner are parties to a Remedial Work Management Agreement (“RWMA”) under which, the CRA acts as the City’s agent in securing a Hazardous Discharge Site Remediation Fund (HDSRF) grant for the remediation of the City-owned Site.
- The Site is eligible for 75% funding of the cost of Remedial Action and 100% funding of the cost of Site Investigation under HDSRF by virtue of being located in the North Camden BDA.
- The Project Owner is responsible for and has documented the 25% required match for Remedial Action Cost.
- Reimbursement for already incurred expenses is allowable under HDSRF, which was necessary in this Project because of a backlog in the processing of HDSRF applications.

05-14-14C (cont'd)

Purpose of Resolution:

To accept a grant.

Award Process:

N/A

Cost Not To Exceed:

Grant Amount: \$381,314 (Equal to(A+B)below)

Total Project Cost: Remediation Only

- A. \$ 34,010 Site Investigation (100% eligible)
- B. \$ 351,804 Remedial Action (75% of (D-A) eligible)
- C. \$ 117,267 Remedial Action (25% of (D-A)Project Owner Match)
- D. \$ 503, 081 TOTAL Remediation & Site Investigation Budget

Source of Funds:

HDSRF

05-14-14C

**Resolution Authorizing the Acceptance of a Grant from the Hazardous Discharge Site Remediation Fund for Remedial Action on the Meadows at Pyne Poynt Portion of the Knox Gelatin Site (Block 746, Lots 16, 47 and parts of 45 and 46 of the Camden City Tax Map) in the North Camden Brownfield Development Area
in an Amount Not to Exceed \$381,314**

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

WHEREAS, the Camden Brownfields Program and the New Jersey Department of Environmental Protection place priority on the investigation, remediation and redevelopment of contaminated sites located in the North Camden Brownfield Development Area (“BDA”); and

WHEREAS, the Knox Gelatin Site is located between 4th and 5th Streets and between Erie Street and the Back Channel of the Delaware River in the North Camden Brownfield Development Area and is owned by the City of Camden; and

05-14-14C (cont'd)

WHEREAS, The Meadows at Pyne Poynt, LP (“Project Owner”) developed 40 units of Special Needs Affordable Housing known as the Meadows at Pyne Poynt (“Project”) on an approximately 2 acre portion of the Knox Gelatin Site, located between 4th and 5th Streets and Erie and Byron Streets, designated as Block 746, Lots 16, 47, and parts of 45 and 46 (“Site”); and

WHEREAS, the CRA, as a party to a Remedial Work Management Agreement (“RWMA”) between the CRA, the City and the Project Owner, as authorized by Resolution O4-09-14G, is acting as the City’s agent in applying for municipal grants to partially fund environmental remedial action on the City-owned Site; and

WHEREAS, the New Jersey Hazardous Discharge Site Remediation Fund (HDSRF) provides grants to municipalities for environmental investigation and remediation; and

WHEREAS, the Site is eligible for funding of 75% of the cost of Remedial Action and 100% of the cost of Site Investigation under HDSRF because the Site is located in the North Camden BDA; and

WHEREAS, the Project Owner **will be responsible for and** has demonstrated the 25% required match for the cost of the Remedial Action.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that the Executive Director of the Agency, a duly authorized representative is hereby authorized to accept a Hazardous Discharge Site Remediation Grant for Remedial Action and Site Investigation on the Meadows at Pyne Poynt Portion of the Knox Gelatin Site in an amount not exceed \$381,314; 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.

05-14-14C (cont'd)

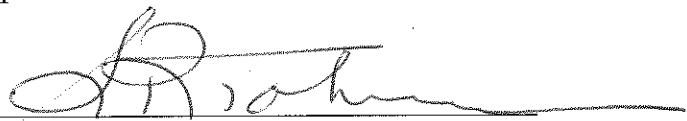
ON MOTION OF: Vance Bowman

SECONDED BY: Jose Vazquez

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

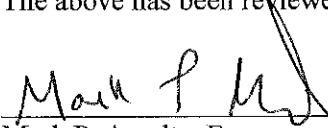


Marilyn Torres
Chairperson

ATTEST: 

Sandra Ross Johnson
Executive Director

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.: 05-14-14D

Resolution Title:

**Resolution Authorizing a Professional Services Agreement with
Environmental Resolutions, Inc. to Complete a Preliminary Assessment/Phase I
Environmental Site Assessment of the APM Site
(Block 844, Lot 13 of the Camden City Tax Map) for a Cost Not to Exceed \$3,000**

Project Summary:

- The City of Camden has adopted an ordinance which approves the conveyance to the CRA of the property designated on the City of Camden Tax Map as Block 844 Lot 13 ("property"), located at the northwest corner of State Street and River Road (aka APM Site).
- The CRA by Resolution 04-09-14B accepted the conveyance of the property from the City although title to the property has not yet been transferred to the CRA.
- The CRA has designated Boos States Development, LLC (BSD) as redeveloper of a portion of the property for the purpose of developing a Family Dollar Store.
- The CRA and BSD are currently negotiating a redevelopment agreement for the Family Dollar Store and no property has yet been transferred to BSD.
- The CRA will retain the balance of the property and market it for compatible retail redevelopment.
- In order for the CRA to establish liability protection under the Federal Superfund Law, the CRA must conduct an updated Phase I Environmental Site Assessment immediately prior to taking title to the property.
- The liability protection will enable the CRA to apply to the USEPA for a cleanup grant to partially fund the environmental remediation of the balance of the property.

Purpose of Resolution:

To authorize a professional service agreement.

Award Process:

Pre-Qualified List of Environmental Firms. The CRA solicited a price quote.

05-14-14D (cont'd)

Cost Not To Exceed:
\$3,000

Total Project Cost:
N/A

Source of Funds:
USEPA 2013 Brownfields Assessment Grant

05-14-14D

Resolution Authorizing a Professional Services Agreement with Environmental Resolutions, Inc. to Complete a Preliminary Assessment / Phase I Environmental Site Assessment of the APM Site (Block 844, Lot 13 of the Camden City Tax Map) for a Cost Not to Exceed \$3,000

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

WHEREAS, by Resolution 04-09-14B, the CRA authorized the acceptance of the conveyance of property designated on the City of Camden Tax Map as Block 844, Lot 13 (also known as the "APM Site" or the "State & River Site") from the City of Camden for the development of a Family Dollar Store and other retail stores ; and

WHEREAS, by Resolution 03-12-14F, the CRA designated Boos States Development, LLC (BSD) as redeveloper of a portion of the State and River Site for the purpose of developing a Family Dollar Store; and

WHEREAS, The CRA and BSD are currently negotiating a redevelopment agreement for the Family Dollar Store and no property has yet been transferred to BSD; and

WHEREAS, prior to taking title to the State and River Site, the CRA must conduct a Preliminary Assessment / Phase I Environmental Site Assessment in order to establish "bona fide prospective purchaser protection" under the Federal "Comprehensive Environmental Response, Compensation, and Liability Act" (CERCLA, 42 U.S.C. Section 9601, as amended); and

05-14-14D (cont'd)

WHEREAS, Environmental Resolutions, Inc. is on the CRA's current list of "Pre-Qualified Environmental Firms" and has provided a price quote, dated April 8, 2014, of a total lump sum cost of \$3,000 for the Preliminary Assessment / Phase I Environmental Site Assessment; and

WHEREAS, the cost of the work to be performed by Environmental Resolutions, Inc. is eligible under the CRA's USEPA 2013 Brownfield Assessment Grant.

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 and directed to negotiate and enter into a Professional Services Agreement with Environmental Resolutions, Inc. to complete a Preliminary Assessment / Phase I Environmental Site Assessment of the State and River Site for a cost not to exceed \$3,000; and

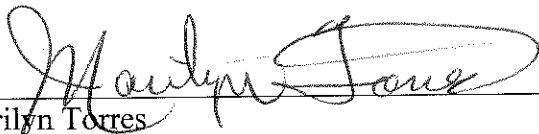
BE IT FURTHER RESOLVED that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

05-14-14D (cont'd)


ON MOTION OF: Bryan Morton

SECONDED BY: Vance Bowman

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

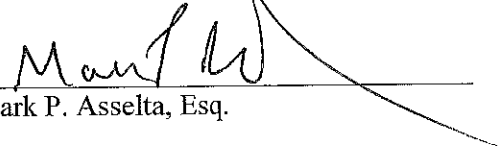


Marilyn Torres
Chairperson

ATTEST: 

Sandra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing Development

Resolution No.: 05-14-14E

Resolution Title:

Resolution Authorizing a Professional Services Agreement with J. McHale & Associates, Inc. for Appraisal Services in Connection with the Redevelopment of Block 75, Lot 3 for a Cost Not to Exceed \$5,000.00

Project Summary:

- The CRA by Resolution 04-09-14F designated M&M Development, LLC as the Redeveloper of CRA owned property for a proposed residential use of 29 market-rate apartments plus amenities.
- The property is designated as Block 75, Lot 3 on the City of Camden Tax Map, located at 304 – 306 Cooper Street between Third and Fourth Streets.
- An Appraisal is needed to establish the Current Fair Market Value of the property for purposes of negotiations with the Redeveloper.
- The CRA and the Redeveloper have signed a Cost Agreement under which the Redeveloper has agreed to pay the cost of the appraisal.

Purpose of Resolution:

To authorize a professional services contract.

Award Process:

J. McHale & Associates, Inc. is on the current list of “Pre-Qualified” Appraisal Firms. CRA solicited a Price Quote.

Cost Not To Exceed:

\$5,000.00

05-14-14E (cont'd)

Total Project Cost:

N/A

Source of Funds:

The Redeveloper will pay the cost of the Appraisal Report as an obligation under the Cost Agreement between the CRA and the Redeveloper.

05-14-14E

**Resolution Authorizing a Professional Services Agreement with
J. McHale & Associates, Inc. for Appraisal Services in Connection with the Redevelopment
of Block 75, Lot 3 for a Cost Not to Exceed \$5,000.00**

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

WHEREAS, by Resolution 04-09-14F the CRA designated M&M Development, LLC as the Redeveloper of Block 75, Lot 3 of the official Tax Map for the City of Camden, County of Camden, State of New Jersey located in the Downtown Redevelopment Area (the “Redevelopment Site”) and authorized the CRA to enter into a Cost Agreement and Option for Redevelopment Agreement with M&M Development, LLC for the development rights to the Redevelopment Site; and

WHEREAS, the Redeveloper proposes to undertake the rehabilitation of the National Register-Listed Pierre Building, into a 3,900 square foot 6-story apartment building, for 29 market-rate apartments, plus amenities in conformance with the city, state, and federal historic preservation regulations and/or requirements (the “Project”); and

WHEREAS, an appraisal report is required to complete the negotiation of the Option for Redevelopment Agreement and a future Redevelopment Agreement, and to provide the current fair market value of the Redevelopment Site to be paid by the Redeveloper; and

05-14-14E (cont'd)

WHEREAS, J. McHale & Associates, Inc. is on the CRA's current list of "Pre-Qualified Appraisal Firms" and has provided a price quote, dated April 2, 2013, of a total of \$5,000.00 for a Self-Contained Appraisal Report of the Redevelopment Site; and

WHEREAS, the Redeveloper has agreed to pay the cost of the Self-Contained Appraisal Report as part of the Redeveloper's obligations under a Cost Agreement between the CRA and the Redeveloper.

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 Services Agreement with J. McHale & Associates, Inc. for the provision of the Self-Contained Appraisal Report that determines the current fair market value of the Redevelopment Site listed herein for a total cost not to exceed \$5,000.00; and

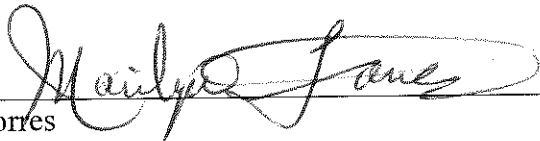
BE IT FURTHER RESOLVED that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

05-14-14E (cont'd)

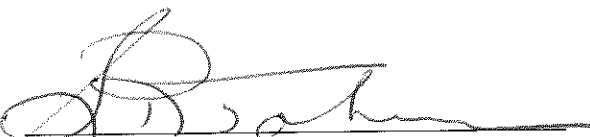
ON MOTION OF: Louis Quinones

SECONDED BY: Jose Vazquez

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

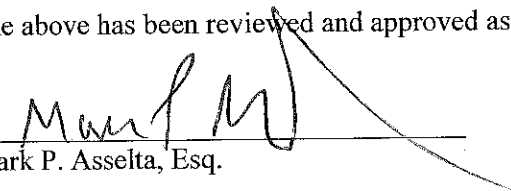


Marilyn Torres
Chairperson

ATTEST: 

Sandra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing Development

Resolution No.: 05-14-14F

Resolution Title:

Resolution Authorizing a Professional Services Agreement with Ballard Spar LLP for Legal Services in Connection with the Redevelopment of Block 75, Lot 3 for a Cost of \$17,500.00

Project Summary:

- The CRA by Resolution 04-09-14F designated M&M Development, LLC as the Redeveloper of CRA owned property for a proposed residential use of 29 market-rate apartments plus amenities.
- The property is designated as Block 75, Lot 3 on the City of Camden Tax Map, located at 304 – 306 Cooper Street between Third and Fourth Streets.
- Legal Services are needed for the land transaction in the negotiation and preparation of the Option for Redevelopment Agreement and future Redevelopment Agreement.
- The CRA and the Redeveloper have signed a Cost Agreement under which the Redeveloper agrees to pay the cost of the negotiation and preparation of the Option for Redevelopment Agreement and future Redevelopment Agreement.

Purpose of Resolution:

To authorize a professional services contract.

Award Process:

Ballard Spahr LLP is on the current list of “Pre-Qualified” Lawyers for the year 2014. CRA solicited a Price Quote.

Cost:

\$17,500.00

Total Project Cost:

N/A

Source of Funds:

The Redeveloper will pay the cost of negotiating and preparing the Option for Redevelopment Agreement as well as the future Redevelopment Agreement and conveyance of title from the Agency to the Redeveloper as an obligation under the Cost Agreement between the CRA and the Redeveloper.

05-14-14F

**Resolution Authorizing a Professional Services Agreement with
Ballard Spar LLP for Legal Services in Connection with the Redevelopment of
Block 75, Lot 3 for a Cost of \$17,500.00**

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

WHEREAS, by Resolution 04-09-14F the CRA designated M&M Development, LLC as the Redeveloper of Block 75, Lot 3 of the official Tax Map for the City of Camden, County of Camden, State of New Jersey located in the Downtown Redevelopment Area (the “Redevelopment Site”) and authorizing the CRA to enter into a Cost Agreement and Option for Redevelopment Agreement with M&M Development, LLC for the development rights to the Redevelopment Site; and

WHEREAS, the Redeveloper proposes to undertake the rehabilitation of the National Register-Listed Pierre Building, into a 3,900 square foot, 6-story apartment building, for 29 market-rate apartments, plus amenities in conformance with the city, state, and federal historic preservation regulations and/or requirements (the “Project”); and

WHEREAS, legal services are required to complete the negotiation of the Option for Redevelopment Agreement and a future Redevelopment Agreement; and

WHEREAS, Ballard Spahr LLP is on the CRA’s current list of “Pre-Qualified Lawyers” and has provided a price quote, dated May 6, 2014, of a total of \$17,500.000 for legal services in connection with the Redevelopment Site; and

WHEREAS, the Redeveloper has agreed to pay the cost of legal services as part of the Redeveloper’s obligations under a Cost Agreement between the CRA and the Redeveloper.

05-14-14F (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 of the Agency, is hereby authorized and directed to negotiate and enter into a Professional Services Agreement with Ballard Spahr LLP for the provision of legal services in connection with the negotiation and preparation of an Option for Redevelopment Agreement as well as the future Redevelopment Agreement and conveyance of title to the Redeveloper for the redevelopment of Block 75, Lot 3 as designated on the official Tax Map for the City of Camden, County of Camden, and State of New Jersey for a total cost of \$17,500.00; and

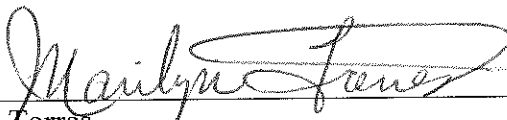
BE IT FURTHER RESOLVED that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

05-14-14F (cont'd)

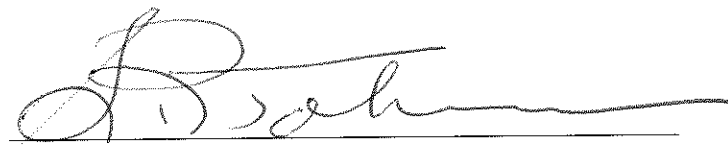
ON MOTION OF: Jose Vazquez

SECONDED BY: Louis Quinones

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

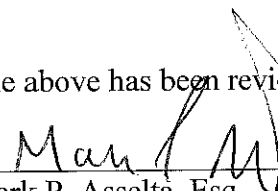


Marilyn Torres
Chairperson

ATTEST: 

Sandra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.
Board Counsel