

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Resolution No.: 04-09-14A

Resolution Title:
Resolution Authorizing the Acceptance of the Annual Audit For The Fiscal Year Ending December 31, 2013, as Prepared by Mercadien, P.C.

Project Summary:
N.J.S.A. 40A:5A-15 requires the governing body of each local authority to cause an annual audit of its accounts to be made.

The firm Mercadien, P.C. was awarded the contract to perform the audit and has filed the completed report with the City of Camden Redevelopment Agency for FYE 2013.

Purpose of Resolution:
To seek authorization to accept the annual audit for FYE 2013 as prepared by the auditing firm of Mercadien, P.C.

Award Process:
N/A

Cost Not To Exceed:
N/A

Source of Funds:
N/A

Total Project Cost:
N/A

04-09-14A

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE ANNUAL AUDIT
FOR THE FISCAL YEAR ENDING DECEMBER 31, 2013, AS PREPARED BY
MERCADIEN, P.C.**

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 an authority of the local governing body; and

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

WHEREAS, the firm of Mercadien, P.C. was awarded the contract to perform the audit and has filed the completed report with the City of Camden Redevelopment Agency for FYE 2013.

WHEREAS, the CRA has determined that the audit report prepared by Mercadien, P.C. for FYE is acceptable in form and content.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that the Executive Director of the Agency, a duly authorized representative of the City of Camden Redevelopment Agency, is hereby authorized to accept the annual audit for FYE 2013 as prepared by the auditing firm of Mercadien, P.C.

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.

04-09-14A (cont'd)

ON MOTION OF: Bryan Morton

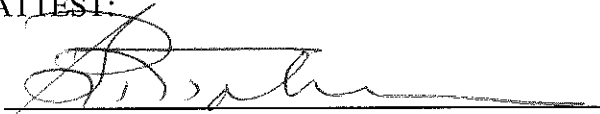
SECONDED BY: Jose Vazquez

AYES NAYS ABSTENTIONS

4 Marilyn⁰ Torres⁰ James⁰

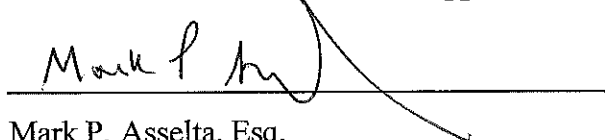
Marilyn Torres
Chairperson

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.: 04-09-14B

Resolution Title:

Resolution Authorizing the City of Camden Redevelopment Agency to Accept the Conveyance of Property Designated on the City of Camden Tax Map as Block 844, Lot 13 from the City of Camden in the Cramer Hill Redevelopment Area for the Development of a Family Dollar Store and Other Retail Stores

Project Summary:

- Boos States Development, LLC proposes to develop a 9,180 square-foot Family Dollar Store in the Cramer Hill Neighborhood on a 48,272 square-foot portion of the City –owned land designated as Block 844 Lot 13 on the tax map, located at the northwest corner of 17th Street and River Avenue (Project Site).
- The CRA designated Boos States Development, LLC as the Redeveloper of the Project Site by Resolution 03-12-14F.
- The City has introduced an ordinance which would authorize the conveyance of the entire Block 844, Lot 13 (City Parcel) to the CRA subject to the following conditions:
 1. The CRA will convey the Project Site to the Redeveloper pursuant to a redevelopment agreement;
 2. The CRA will pay to the City 50% of the proceeds of sale from the sale of each part of the City Parcel;
 3. Any portion of the City Parcel that is not redeveloped within four years of the date of conveyance of the City Parcel by the City to the CRA, will revert to the City.
- After the Project Site is conveyed to the Redeveloper the remaining 129,453 square-feet of Block 844, Lot 13 (“Remainder of the City Parcel”) will be made available for future retail development.

Purpose of Resolution:

To accept conveyance of a property from the City.

04-09-14B (cont'd)

Award Process:

N/A

Cost Not To Exceed:

N/A

Total Project Cost:\$1.2 million

Source of Funds:

The Redeveloper will pay all costs associated with the transaction.

04-09-14B

**Resolution Authorizing the City of Camden Redevelopment Agency to Accept
the Conveyance of Property Designated on the City of Camden Tax Map
as Block 844, Lot 13 from the City of Camden in the Cramer Hill Redevelopment Area
for the Development of a Family Dollar Store and Other Retail Stores**

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 Cramer Hill Redevelopment Plan (“Plan”) as to certain land in the Cramer Hill Neighborhood of the City of Camden more particularly described therein (collectively, 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, the Plan authorizes the CRA to designate and enter into agreements with redevelopers to undertake redevelopment projects forming a part of or in furtherance of the Plan; and

WHEREAS, Boos States Development, LLC (the “Redeveloper”) proposes to undertake the redevelopment of a Family Dollar Store (the “Redevelopment Project”) on a 48,272 square foot portion of Block 844 Lot 13 (“Project Site”) located in the Redevelopment Area in accordance with the Plan; and

04-09-14B (cont'd)

WHEREAS, by Resolution 03-12-14 F, the CRA designated the Redeveloper as the redeveloper of the Project Site for purposes of completing the Redevelopment Project which the CRA has determined to be an appropriate and desired use of the Project Site and to be in accordance with the Plan; and

WHEREAS, the remaining 129,453 square feet of Block 844 Lot 13 ("Remainder of the City Parcel") will be made available for future retail development by a redeveloper to be selected by future action of the CRA; and

WHEREAS, the City of Camden (the "City") is the title owner of Block 844 Lot 13 ("City Parcel"); and

WHEREAS, the City Council has introduced an ordinance which would authorize conveyance of the City Parcel to the CRA without any immediate payment by the CRA subject to the following conditions:

1. The CRA will convey the Project Site to the Redeveloper pursuant to a redevelopment agreement;
2. The CRA will pay to the City 50% of the proceeds of sale from the sale of each part of the City Parcel;
3. Any portion of the City Parcel that is not redeveloped within four years of the date of conveyance of the City Parcel by the City to the CRA, will revert to the City.

and

WHEREAS, the CRA has determined that it is in the best interests of the CRA and the City for the CRA to accept conveyance of the City Parcel from the City of Camden subject to the conditions set forth above in order to facilitate the proposed Redevelopment Project and the future redevelopment of the Remainder of the City Parcel.

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 City of Camden Redevelopment Agency, upon the adoption by the City of Camden of the above referenced ordinance, is hereby authorized and directed to accept conveyance of the

04-09-14B (cont'd)

City Parcel without any immediate payment by the CRA subject to the following conditions:

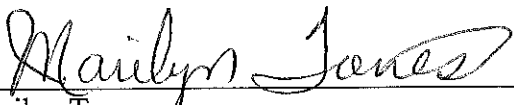
1. The CRA the will convey the Project Site to the Redeveloper pursuant to a redevelopment agreement;
2. The CRA will pay to the City 50% of the proceeds of sale from the sale of each part of the City Parcel and
3. Any portion of the City Parcel that is not redeveloped within four years of the date of conveyance of the City Parcel by the City to the CRA, will revert to the City; and

BE IT FURTHER RESOVED 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.

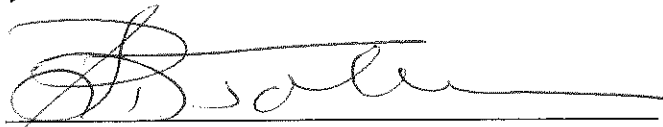
ON MOTION OF: Jose Vazquez

SECONDED BY: Louis Quinones

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

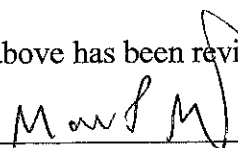


 Marilyn Torres
 Chairperson

ATTEST: 

 Sandra Ross Johnson
 Executive Director

The above has been reviewed and approved as to form.



 Mark P. Asselta, Esq., Board Counsel

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing

Resolution No.: 04-09-14C

Companion Resolution # 1

Resolution Title:

Resolution Terminating the Redeveloper Designation of The Cooper Health System, a New Jersey Nonprofit Corporation, for Block 1404, Lots 28 and 30 and Block 1407, Lots 1, 4, 50 and 51 on the Camden Tax Map Located in the Cooper Plaza Redevelopment Area and Terminating an Option for Redevelopment Agreement between CRA and The Cooper Health System in Connection with Such Property

Project Summary:

1. By Resolution 06-27-13F, the CRA authorized an Option for Redevelopment Agreement between CRA and The Cooper Health System, a New Jersey Nonprofit Corporation (“Cooper”) for certain property owned by the CRA and designated as Block 1404, Lots 28 and 30 and Block 1407, Lots 1, 4, 50 and 51 on the official tax map of the City of Camden, County of Camden, State of New Jersey (the “CRA Parcels”) which Cooper proposed be redeveloped for educational, health sciences and/or retail uses.
2. By Resolution 08-01-13A, the CRA designated Cooper as the redeveloper of the CRA Parcels.
3. Effective September 26, 2013 the CRA and Cooper entered into an Option Agreement with the CRA which granted Cooper, the right to exercise an option to enter into a redevelopment agreement with the CRA for Cooper’s proposed project on the CRA Parcels (the “Option Agreement”)
4. After the execution of the Option Agreement but prior to the execution of any Redevelopment Agreement, Cooper and Broadway Housing Partners, LLC, (“BHP”) an unrelated developer entity, identified the CRA Parcels along with adjacent parcels an appropriate site for the development by BHP of residential apartment buildings intended for medical students and medical residents and/or for retail uses (the “BHP Project”).
5. Cooper is willing to a) terminate its designation as redeveloper of the CRA Parcels, b) terminate the Option Agreement and c) terminate its rights under Resolution 06-27-13F at no cost or expense to the CRA in order to allow the BHP Project to proceed.

04-09-14C (cont'd)

Purpose of Resolution:

1. To terminate Cooper's redeveloper designation as to the CRA Parcels.
2. To terminate the Option Agreement and Cooper's rights under Resolution 06-27-13F.

Award Process:

N/A

Cost Not To Exceed:

N/A

Total Project Cost: \$ __.00

**Resolution Terminating the Redeveloper Designation of The Cooper Health System,
a New Jersey Nonprofit Corporation, for Block 1404, Lots 28 and 30
and Block 1407, Lots 1, 4, 50 and 51 on the Camden Tax Map
Located in the Cooper Plaza Redevelopment Area and Terminating
an Option for Redevelopment Agreement between CRA and The Cooper Health System
in Connection with Such Property**

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

WHEREAS, the City Council of the City of Camden ("City Council") on June 23, 2005, adopted, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), the Cooper Plaza Redevelopment Plan (the "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 Redevelopment Law to implement redevelopment plans and carry out redevelopment projects within the Redevelopment Area; and

WHEREAS, the Plan authorizes the CRA to designate and enter into agreements with redevelopers to undertake redevelopment projects forming a part of or in furtherance of the Plan; and

WHEREAS, By Resolution 06-27-13F, the CRA authorized an Option for Redevelopment Agreement between CRA and The Cooper Health System, a New Jersey Nonprofit Corporation ("Cooper") for certain property owned by the CRA and designated as Block 1404, Lots 28 and 30 and Block 1407, Lots 1, 4, 50 and 51 on the official tax map of the City of Camden, County of Camden, State of New Jersey ("the CRA Parcels") which Cooper proposed be redeveloped for educational, health sciences and/or retail uses.

04-09-14C (cont'd)

WHEREAS, by Resolution 08-01-13A the CRA designated Cooper as the redeveloper under the Redevelopment Law of the CRA Parcels.

WHEREAS, the CRA entered into an Option for Redevelopment Agreement with Cooper effective September 26, 2013 (the "Option Agreement"), which granted Cooper the right to exercise an option to enter into a redevelopment agreement with the CRA for Cooper's proposed project on the CRA Parcels; and

WHEREAS, after the execution of the Option Agreement but prior to the execution of any Redevelopment Agreement, Cooper and Broadway Housing Partners, LLC, ("BHP") an unrelated developer entity, identified the CRA Parcels along with adjacent parcels designated as Block 1403, Lot 1; Block 1404, Lots 25, 26, 27, 29, 31 & 32 on the official tax map of the City of Camden, County of Camden, State of New Jersey (controlled by Cooper and/or BHP) as an appropriate site for the development by BHP of residential apartment buildings intended for medical students and medical residents and/or for retail uses (the "BHP Project").

WHEREAS, Cooper is willing to a) terminate its designation as redeveloper of the CRA Parcels, b) terminate the Option Agreement and c) terminate its rights under Resolution 06-27-13F at no cost or expense to the CRA in order to allow the BHP Project to proceed; and

WHEREAS, CRA finds that the BHP Project is an appropriate use of the CRA Parcels and a desirable and needed project and agrees with the proposed change of redevelopers and change of project for the CRA Parcels.

WHEREAS, before the CRA can designate BHP as the replacement redeveloper under the Redevelopment Law for BHP's Proposed redevelopment project and enter into a redevelopment agreement with BHP the CRA must terminate Cooper's designation as redeveloper and Cooper and the CRA must terminate the Option Agreement and Cooper's rights under Resolution 06-27-13F.

04-09-14C (cont'd)

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the City of Camden Redevelopment Agency that the designation of The Cooper Health System, a New Jersey Nonprofit Corporation as redeveloper of the property known as Block 1404, Lots 28 and 30 and Block 1407, Lots 1, 4, 50 and 51 on the official tax map of the City of Camden, County of Camden, State of New Jersey pursuant to Resolution 08-01-13A is hereby terminated and of no further force and effect;

BE IT FURTHER RESOLVED that the rights of The Cooper Health System, a New Jersey Nonprofit Corporation to enter into an Option for Redevelopment Agreement pursuant to Resolution 06-27-13F are hereby terminated and of no further force and effect; and

BE IT FURTHER RESOLVED, that the Executive Director, a duly authorized representative of the City of Camden Redevelopment Agency, is hereby authorized and directed to enter into an agreement with Cooper Health System, a New Jersey Nonprofit Corporation , on terms and conditions acceptable to the Executive Director, to terminate the above referenced Option Agreement; and

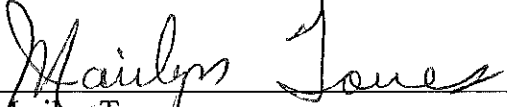
BE IT IS FURTHER RESOLVED, that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute any and all other documents necessary to effectuate the purposes of this resolution.

04-09-14C (cont'd)

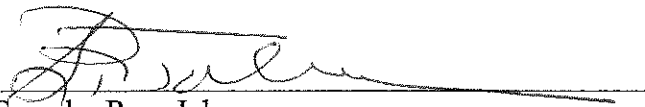
ON MOTION OF: Jose Vazquez

SECONDED BY: Louis Quinones

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

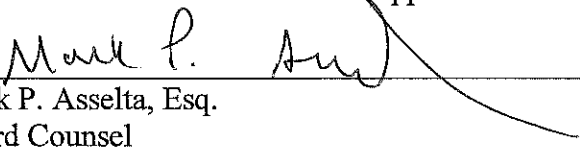


Marilyn Torres
Chairperson

ATTEST: 

Sandra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.
Board Counsel

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing

Resolution No.: 04-09-14D

Companion Resolution # 2

Resolution Title:

Resolution Designating Broadway Housing Partners, LLC, as Redeveloper of Block 1403, Lot 1; Block 1404, Lots 25, 26, 27, 28, 29, 30, 31 and 32; and Block 1407, Lots 1, 4, 50 and 51 on the Tax Map of the City of Camden Located in the Cooper Plaza Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper for a Housing and Retail Redevelopment Project on Such Property

Project Summary:

1. Broadway Housing Partners, LLC (“BHP”) proposes to develop a 62,500 square foot residential and commercial retail redevelopment project on property designated on the City of Camden Tax Map as Block 1403, Lot 1; Block 1404, Lots 25, 26, 27, 28, 29, 30, 31 & 32; and Block 1407, Lots 1, 4, 50 & 51 (the “Project Site”) and located within the Cooper Plaza Redevelopment Area. The Project Site is located along the Broadway commercial corridor from Benson Street to Berkley.
2. As proposed, the development’s 56 apartments (consisting of 102 beds) will be made available to medical students and employees of Cooper Medical School of Rowan University. The current proposal also provides for 15,000 +/- square foot of retail space for 3 retail uses on the ground floors. Rowan will provide a 20-year lease guarantee for those apartments occupied by medical students (the “Project”).
3. Of the Project Site, Block 1404, Lots 28 & 30 and Block 1407, Lots 1, 4, 50 & 51 are owned by the CRA (“the CRA Parcels”). CRA, in a companion resolution, terminated the designation of The Cooper Health System as redeveloper of the CRA Parcels and terminated a related option agreement all with the consent of Cooper.
4. The remaining properties that constitute the Project Site (Block 1403, Lot 1; Block 1404, Lots 25, 26, 27, 29, 31 & 32) are owned by third parties, and BHP will acquire those parcels directly from the third parties to complete the Project Site.
5. This resolution proposes to designate Broadway Housing Partners, LLC as the Redeveloper for the Project Site and to authorize a Redevelopment Agreement between CRA and BHP for the completion of the Project.
6. Pursuant to the proposed redevelopment agreement the CRA Parcels will be sold to BHP for the full appraised value of \$126,000.00, plus reasonable redevelopment fees.
7. The proposed Redevelopment Agreement between CRA and BHP, in substantial form, is attached as Exhibit “A.”

04-09-14D (cont'd)

Purpose of Resolution:

1. To designate redeveloper.
2. To authorize the execution of the attached redevelopment agreement.

Award Process:

N/A

Cost Not to Exceed:

N/A

Total Project Cost:

\$13,800,000 Million

04-09-14D

**Resolution Designating Broadway Housing Partners, LLC, as Redeveloper
of Block 1403, Lot 1; Block 1404, Lots 25, 26, 27, 28, 29, 30, 31 and 32;
and Block 1407, Lots 1, 4, 50 and 51 on the Tax Map of the City of Camden
Located in the Cooper Plaza Redevelopment Area and Authorizing a Redevelopment
Agreement with the Redeveloper for
a Housing and Retail Redevelopment Project on Such Property**

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

WHEREAS, the City Council of the City of Camden ("City Council") on June 23, 2013, adopted, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), the Cooper Plaza Redevelopment Plan (the "Plan") as to certain land within the City more particularly described therein (the "Redevelopment Area"); and

WHEREAS, City Council designated the CRA as the redevelopment entity pursuant to the Redevelopment Law to implement redevelopment plans and carry out redevelopment projects within the Redevelopment Area; and

WHEREAS, the Plan authorizes the CRA to designate and enter into an agreement with a redeveloper to undertake a redevelopment project forming a part of or in furtherance of the Plan; and

WHEREAS, Broadway Housing Partners, LLC ("BHP") proposes to develop a 62,500 square foot residential and commercial retail redevelopment project on property designated as Block 1403, Lot 1; Block 1404, Lots 25, 26, 27, 28, 29, 30, 31 & 32; and Block 1407, Lots 1, 4, 50 & 51 on the official tax map of the City of Camden, County of Camden, State of New Jersey (the "Project Site") and located within the Cooper Plaza Redevelopment Area; and

04-09-14D (cont'd)

WHEREAS, BHP proposes to redevelop the Project Site, , by constructing, rehabilitating and converting six buildings into 56 residential apartment units for medical students and employees of the Cooper Medical School of Rowan University and 15,000 +/- square feet of commercial retail space on the ground floors of such buildings at the Project Site (collectively, the "Project"); and

WHEREAS, the residential and retail uses proposed are permitted uses under the Redevelopment Plan; and

WHEREAS, the CRA deems the proposed use of the Project Site to be an appropriate use of the Project Site that is consistent with the Plan and that it is in the best interests of the CRA and the City to facilitate the proposed redevelopment of the Project Site; and

WHEREAS, of the Project Site, Block 1404, Lots 28 & 30 and Block 1407, Lots 1, 4, 50 & 51 are owned by the CRA ("the CRA Parcels"); and

WHEREAS, CRA, in a companion resolution, adopted on the same day as this resolution terminated the prior designation of The Cooper Health System as redeveloper of the CRA Parcels and terminated a related option agreement all with the consent of Cooper.

WHEREAS, the remaining properties that constitute the Project Site (Block 1403, Lot 1; Block 1404, Lots 25, 26, 27, 29, 31 & 32) are owned by third parties, and BHP will acquire those parcels directly from third parties to complete the Project Site; and

WHEREAS, CRA desires, in accordance with the Redevelopment Law, to designate Broadway Housing Partners, LLC as the Redeveloper of the Project Site for the Project and to authorize the execution of a Redevelopment Agreement between the CRA and Broadway Housing Partners, LLC for the Project, which is attached in substantial form as Exhibit "A" (the "Redevelopment Agreement"); and

04-09-14D (cont'd)

WHEREAS, the CRA will, in accordance with the terms of the Redevelopment Agreement, sell the CRA Parcels to BHP for the appraised value of the properties and all of the CRA's reasonable costs associated with the transaction in order to allow BHP to develop the Project.

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the City of Camden Redevelopment Agency that Broadway Housing Partners, LLC is hereby designated, pursuant to the Redevelopment Law, as the Redeveloper of the Project Site to undertake the Project; and

BE IT FURTHER RESOLVED, that the Executive Director, a duly authorized representative of the City of Camden Redevelopment Agency, is hereby authorized to enter into a Redevelopment Agreement with Broadway Housing Partners, LLC that is in substantially the form attached hereto as **Exhibit "A"** (the "Redevelopment Agreement") and to perform the obligations of the CRA under the Redevelopment Agreement including the sale to the Redeveloper of the CRA Parcels in accordance with the agreement provided that the Executive Director may, in her judgment, make such changes to the form of the Redevelopment Agreement attached hereto as **Exhibit A** as she may deem necessary and in the best interests of the CRA and the City; and

BE IT FURTHER RESOLVED, that the Executive Director is hereby authorized to execute all documents necessary for the CRA to perform its obligations under the Redevelopment Agreement, including without limitation the deed and all affidavits required for the conveyance of the CRA Parcels to the Redeveloper; and

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

04-09-14D (cont'd)

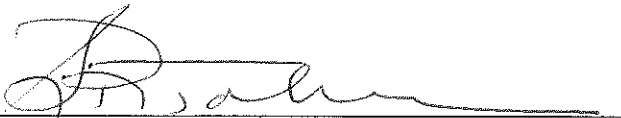
ON MOTION OF: Bryan Morton

SECONDED BY: Jose Vazquez

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

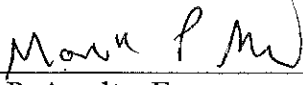


Marilyn Torres
Chairperson

ATTEST: 

Saundra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.
Board Counsel