

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

Economic Development

Resolution No.: 10-08-14A

**Resolution Title:**

**Resolution Approving Brandywine Operating Partnership, L.P. as Sub-Redeveloper of Block 1459, Lots 9, 14, 15, 16 & 17; Block 1463, Lot 1 and Block 1464, Lots 4 & 5 of the Camden City Tax Map Pursuant to the Master Redevelopment Agreement with Campbell Soup Company for the Redevelopment of the Gateway Office Park Area in the Gateway Redevelopment Area**

**Project Summary:**

- The CRA designated the Campbell Soup Company (CSC) as the Master Redeveloper of the Gateway Office Park in the Gateway Redevelopment Area in 2007.
- On or about July 29, 2008 the CRA and CSC entered into a Master Redevelopment Agreement, which is currently being implemented by the parties.
- The Master Redevelopment Agreement permits CSC to designate one or more sub-redevelopers for parts of the Gateway Office Park project subject to the approval of the CRA.
- CSC has proposed that Brandywine Operating Partnership, L.P. (“Brandywine”) to be appointed as sub-redeveloper of Block 1459, Lots 9, 14, 15, 16 & 17; Block 1463, Lot 1 and Block 1464, Lots 4 & 5 of the Camden City Tax Map (the “Phase 1 Property”)

**Purpose of Resolution:**

To approve a sub-redeveloper for the Phase 1 Property and to authorize the negotiation of a redevelopment agreement for such property.

**Award Process:**

N/A

**Cost Not To Exceed:**

N/A

**Total Project Cost:**

\$130 Million

**Source of Funds:**

Redeveloper’s funds, ERB, Environmental Infrastructure Trust Fund bond issue, EPA grants.

10-08-14A

**Resolution Approving Brandywine Operating Partnership, L.P. as Sub-Redeveloper of Block 1459, Lots 9, 14, 15, 16 & 17; Block 1463, Lot 1 and Block 1464, Lots 4 & 5 of the Camden City Tax Map Pursuant to the Master Redevelopment Agreement with Campbell Soup Company for the Redevelopment of the Gateway Office Park Area in the Gateway Redevelopment Area**

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

**WHEREAS**, by Resolution 02-06-07A, the CRA designated Campbell Soup Company (CSC) as the Master Redeveloper of the Gateway Office Park Area of the Gateway Redevelopment Area and on July 29, 2008 CRA and CSC entered into a Master Redevelopment Agreement ("MRA"); and

**WHEREAS**, paragraph 2 of Part I of the MRA permits CSC to name one or more sub-redevelopers for areas within the project that are governed by the MRA, subject to the approval by CRA of each sub-redeveloper; and

**WHEREAS**, CSC, after review of the qualifications of several potential sub-redevelopers has proposed that Brandywine Operating Partnership, L.P. (Brandywine") be appointed as sub-redeveloper of Block 1459, Lots 9, 14, 15, 16 & 17; Block 1463, Lot 1 and Block 1464, Lots 4 & 5 of the Camden City Tax Map (the Phase 1 Property");

**WHEREAS**, all of the Phase 1 Property is owned by CSC and the CRA will not be required to obtain or convey any property for this phase of the project; and

**WHEREAS**, CSC and Brandywine propose to develop the Phase 1 Property for office use, light industrial use and/or for such other uses that are permitted by the Redevelopment Plan adopted for the Gateway Redevelopment Area;

**WHEREAS**, CSC has provided CRA with information concerning the experience and qualifications of Brandywine and CRA has determined that Brandywine possesses the necessary experience and qualifications for the proposed redevelopment of the Phase 1 Property; and

**WHEREAS**, the CRA has determined that approval of Brandywine as the sub-redeveloper of the Phase 1 Property would be in the best interests of the CRA, The City of Camden and the residents of the City of Camden.

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the City of Camden Redevelopment Agency that Brandywine Operating Partnership, L.P. is hereby approved as the sub-redeveloper of Block 1459, Lots 9, 14, 15, 16 & 17; Block 1463, Lot 1 and Block 1464, Lots 4 & 5 of the Camden City Tax Map pursuant to the Master Redevelopment Agreement between the City of Camden Redevelopment Agency and Campbell Soup Company; and

10-08-14A (cont'd)

**BE IT FURTHER RESOLVED** that the Executive Director of the Agency, a duly authorized representative of the Agency is hereby authorized to negotiate an appropriate redevelopment agreement and related agreements with Brandywine Operating Partnership, L.P. and/or Campbell Soup Company for the redevelopment of Block 1459, Lots 9, 14, 15, 16 & 17; Block 1463, Lot 1 and Block 1464, Lots 4 & 5 of the Camden City Tax Map; with such redevelopment agreement and related agreements being subject to review and approval by the CRA Board of Commissioners by separate action of the Board of Commissioners, 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:**

**SECONDED BY:**

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres			
Vance Bowman			
Kenwood Hagamin, Jr.			
Jose Vazquez			
Edgardo Garcia			
Mirta L. Nieves			

\_\_\_\_\_  
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**

FINANCE

Resolution No.: 10-08-14B

Resolution Title:

**Resolution Introducing and Approving for Submission to the Director of the  
Division of Local Government Services the Agency's Proposed Budget For The  
Fiscal Year 2015**

Project Summary:

N.J.A.C. 5:31-1 et. seq. requires all municipal bodies to introduce and formally approve for submission to the Director of the Division of Local Government Services an annual budget for the upcoming fiscal year at least 60 days prior to the end of the current fiscal year.

The CRA's fiscal year end is December 31, 2014. The budget introduction and approval is being presented at this time and the resolution to accept the budget will be presented no later than the beginning of the CRA's fiscal year as per the New Jersey Administrative Code.

Purpose of Resolution:

To introduce and approve The Agency's 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

10-08-14B (cont'd)

**BE IT FURTHER RESOLVED**, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Agency's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

**BE IT FURTHER RESOLVED**, that the governing body of the City of Camden Redevelopment Agency will consider the Annual Budget and Capital Budget/Program for adoption on or prior to December 31, 2014.

\_\_\_\_\_  
(Secretary's Signature)

\_\_\_\_\_  
(Date)

ON MOTION OF:

SECONDED BY:

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres			
Vance Bowman			
Kenwood Hagamin, Jr			
Jose Vazquez			
Mirta L. Nieves			
Edgardo Garcia			

\_\_\_\_\_  
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**

Economic Development-Brownfields

Resolution No.:10-08-14C

Resolution Title:

**Resolution Authorizing an Application for and Acceptance of a Grant from the Hazardous Discharge Site Remediation Fund in an Amount Not to Exceed \$1,800,000 for Remedial Action on a Portion of the Harrison Avenue Landfill ("Balance of the Landfill ") (Block 809, Lot 7 of the Camden City Tax Map)**

Project Summary:

- This resolution authorizes the CRA to apply for and accept a grant of \$1,800,000 from the Hazardous Discharge Site Remediation Fund (HDSRF) for remediation of a portion of the Harrison Avenue Landfill (the Balance of the Landfill) which is outside of the Kroc Center Project Area.
- The Balance of the Landfill must be remediated prior to redevelopment and in order to properly close the former landfill.
- Future plans call for its development as a park, open space, for natural habitat restoration and for solar power generation.
- The CRA has also received Brownfield Cleanup Grants from USEPA, in the amount of \$600,000 which may be used for remediating the Balance of the Landfill. Funds to complete the remediation have not been identified.

The HDSRF Grant Program requires a 25% match:

\$1,800,000 HDSRF Grant Amount (75%)

\$ 600,000 Cash Match USEPA Brownfield Cleanup Grants (25%)

\$2,400,000 Value of New Work (100%)

Purpose of Resolution:

Apply for and accept an HDSRF grant.

Award Process:

N/A

Cost Not To Exceed:

\$2,400,000

Total Project Cost:

\$21.0 million

Source of Funds: HDSRF and USEPA Grants

10-08-14C

**Resolution Authorizing an Application for and Acceptance of a Grant from the Hazardous Discharge Site Remediation Fund in an Amount Not to Exceed \$1,800,000 for Remedial Action on a Portion of the Harrison Avenue Landfill ( "Balance of the Landfill ") (Block 809, Lot 7 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**, the CRA intends to redevelop that portion of the Harrison Avenue Landfill outside of the Kroc Community Center Project Area (the "Balance of the Landfill" ) (Block 809, Lot 7 of the Camden City Tax Map) for the following uses: park, open space, natural habitat restoration and solar power generation; and

**WHEREAS**, the Balance of the Landfill must be remediated prior to the redevelopment activities; and

**WHEREAS**, HDSRF provides grants to municipalities and qualifying agencies for environmental investigation and remediation and has grant funding available in the amount of \$1,800,000; and

**WHEREAS**, the 25% match required by the HDSRF grant will be met by \$600,000 cash match from the United States Environmental Protection Agency (EPA) Brownfield Cleanup-Harrison Avenue Landfill Lot 10 , Harrison Avenue Landfill Lot 11 and Harrison Avenue Lot 12 grants which were previously awarded to the CRA;

**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 apply for and accept a Hazardous Discharge Site Remediation Grant for Remedial Action on the Harrison Avenue (Balance of the Landfill) Property in an amount not to exceed \$1,800,000; and

**BE IT FURTHER RESOLVED** that the Executive Director, or her designee, is hereby authorized and directed, subject to the adequate documentation of the committed match and contribution of required matching funds by the US Environmental Protection Agency, 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.

10-08-14C (cont'd)

ON MOTION OF:

SECONDED BY:

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres			
Vance Bowman			
Kenwood Hagamin, Jr.			
Jose Vazquez			
Mirta L. Nieves			
Edgardo Garcia			

---

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**

**ECONOMIC DEVELOPMENT**

Resolution No.:**10-08-14D**

**Resolution Title:**

**Resolution Authorizing a Professional Services Agreement with Steven W. Bartelt, MAI for Appraisal Services at 1825 Admiral Wilson Boulevard (Exxon Site) in the Admiral Wilson North Redevelopment Area for a Cost Not to Exceed \$3,300**

**Project Summary:**

- City Council adopted the Admiral Wilson North Redevelopment Plan in September 2013.
- The Plan calls for the redevelopment of a largely vacant area north of Admiral Wilson Boulevard, between 17<sup>th</sup> and 19<sup>th</sup> Streets as a regional shopping center anchored by a major grocery chain.
- The majority of parcels in the Redevelopment Area are owned by the City of Camden.
- The CRA designated Camden Renaissance Associates, LLC as the Redeveloper of the Admiral Wilson North Redevelopment Area.
- The Redeveloper is considering whether this privately-owned parcel should be included in the redevelopment project and requires an appraisal to assist with that determination.
- An appraisal report will provide a current fair market value of the privately owned Parcel to be paid by the Redeveloper.
- CRA issued a Request for Pricing from the two "Pre-Qualified Appraisal Firms" and Steven W. Bartelt, MAI submitted the lowest price quote, dated July 31, 2014 of \$3,300.

**Purpose of Resolution:**

To authorize a professional services contract with Steven W. Bartelt, MAI for the provision of appraisal services at 1825 Admiral Wilson Boulevard (Exxon Site)

**Award Process:**

Steven W. Bartelt, MAI is on the current list of "Pre-Qualified" Appraisal Firms. CRA solicited a Price Quote. Mr. Bartelt submitted the lowest price quote.

**Cost Not To Exceed:\$3,300**

**Total Project Cost:**

\$140 million

**Source of Funds:**

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

**10-08-14D**

**Resolution Authorizing a Professional Services Agreement with Steven W. Bartelt, MAI for Appraisal Services at 1825 Admiral Wilson Boulevard (Exxon Site) in the Admiral Wilson North Redevelopment Area for a Cost Not to Exceed \$3,300**

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

**WHEREAS**, on September 10, 2013 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 Admiral Wilson North Redevelopment Plan (Plan) as to certain land on the north side of Admiral Wilson Boulevard within 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 with the Redevelopment Area; and

**WHEREAS**, the CRA by Resolution 10-02-13A designated Camden Renaissance Associates, LLC as the Redeveloper (“Redeveloper”) of the Admiral Wilson North Redevelopment Area and authorized the CRA to enter into a Cost Agreement and to negotiate a proposed Redevelopment Agreement with Camden Renaissance Associates, LLC; and

**WHEREAS**, the CRA by Resolution 06-11-14K authorized a the execution of a redevelopment agreement with the Redeveloper which agreement was executed by the parties on July 2, 2014 (the “Redevelopment Agreement”); and

**WHEREAS**, the property located at 1825 Admiral Wilson Boulevard is a privately owned property; and

**WHEREAS**, the Redeveloper is considering whether this parcel should be included in the redevelopment project and requires an appraisal to assist with that determination; and

**WHEREAS**, an appraisal report will provide a current fair market value of the privately owned parcel to be paid by the Redeveloper; and

**WHEREAS**, Steven W. Bartelt, MAI is on the CRA’s current list of “Pre-Qualified Appraisal Firms” and has provided the lowest price quote, dated July 31, 2014 of \$3,300 for an Appraisal Report of the privately-owned parcel; and

**WHEREAS**, the Redeveloper has agreed to pay the cost of the appraisal report as part of the Redeveloper’s obligations under the Redevelopment Agreement;

10-08-14D (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 City of Camden Redevelopment Agency, is hereby authorized and directed to negotiate and enter into a Professional Services Agreement with Steven W. Bartelt, MAI for the provision of an Appraisal Report concerning the property located at 1825 Admiral Wilson Boulevard, Camden, N.J. in an amount not to exceed \$3,300; 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:

SECONDED BY:

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres			
Vance Bowman			
Kenwood Hagamin, Jr.			
Jose Vazquez			
Mirta L. Nieves			
Edgardo Garcia			

\_\_\_\_\_  
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

Resolution No.: 10-08-14E

Resolution Title:

**Resolution Authorizing a Contract for Property Maintenance Services with XXXX for the  
NSP 2 Clean & Green Vacant Lot Stabilization Program Operated in the Cooper Plaza  
and Lanning Square Redevelopment Areas For A Cost Not to Exceed \$XXXX**

Project Summary:

1. In January 2010, CRA was awarded an \$11.9 Million grant under HUD's NSP 2 program funded through the American Recovery and Reinvestment Act ("ARRA"). CRA administers the Neighborhood Stabilization Program 2 ("NSP 2"), in part, by stabilizing targeted neighborhoods in the City through the acquisition of property. Properties acquired with NSP 2 funds are land banked for future redevelopment land uses and these properties are maintained under the CRA's vacant property stabilization program.
2. Under the CRA's vacant property stabilization program operated in the Cooper Plaza and Lanning Square redevelopment areas, 188 properties are being maintained. Continued maintenance of these sites is necessary. Program guidelines are attached to this Resolution as Exhibit A.
3. The proposed contract term is one year.
4. Contract services were procured through a Request for Proposals process.
5. XXX submitted a proposal to perform the required services for a total cost not to exceed \$XXX which was selected by the CRA for the required work.

Purpose of Resolution:

Authorize the Award of a Contract for Property Maintenance Services

Award Process:

Request for Proposals Process

Cost Not To Exceed: \$XXX

Source of Funds:

Neighborhood Stabilization Program 2 Grant Funds

10-08-14E

**Resolution Authorizing a Contract for Property Maintenance Services with XXXX for the NSP 2 Clean & Green Vacant Lot Stabilization Program Operated in the Cooper Plaza and Lanning Square Redevelopment Areas For A Cost Not to Exceed \$XXXX**

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

**WHEREAS**, CRA/City of Camden applied for and was awarded a \$11.9 Million grant under the Neighborhood Stabilization Program ("NSP 2") by the U.S. Department of Housing and Urban Development ("HUD"), pursuant to the American Recovery and Reinvestment Act of 2009 ("ARRA") and the Housing and Economic Recovery Act of 2008, for the purpose of redevelopment of vacant, abandoned and/or foreclosed upon properties and the stabilization of affected neighborhoods; and

**WHEREAS**, CRA is administering the NSP 2 grant program within the City of Camden and the targeted neighborhoods of Cooper Plaza and Lanning Square; and

**WHEREAS**, CRA has acquired and/or is maintaining 188 properties using NSP 2 grant funds for vacant properties that are land banked in the Cooper Plaza and Lanning Square redevelopment areas; and

**WHEREAS**, NSP 2 grant funds that are available beyond the February 11, 2013 NSP 2 program expenditure deadline may be used to maintain properties previously assisted with NSP 2 funds; and

**WHEREAS**, the properties described in Exhibit "B – NSP 2 Property List" attached hereto are eligible and CRA may utilize available NSP 2 grant funds for vacant property maintenance; and

**WHEREAS**, landscaping and maintenance services are needed for the properties on Exhibit "B" on an ongoing basis until the properties are redeveloped or sold; and

**WHEREAS**, proposals for property maintenance services for vacant properties assisted with NSP 2 funds were procured through a Request for Proposals dated August 29, 2014;

**WHEREAS**, CRA has determined that the proposal of XXX, which was submitted in response to the RFP in the amount of XXX, should be accepted by the CRA.

**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 contract for services with XXX for the Neighborhood Stabilization Program 2 Clean & Green Vacant Lot Stabilization Program for Cooper Plaza and Lanning Square for the properties described on Exhibit B for a term of one year from the date of the execution of the contract and for an amount not to exceed \_\_\_\_\_; and

10-08-14E (cont'd)

**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:

SECONDED BY:

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres			
Vance Bowman			
Kenwood Hagamin, Jr.			
Jose Vazquez			
Mirta L. Nieves			
Edgardo Garcia			

\_\_\_\_\_  
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

10-08-14E (cont'd)

**EXHIBIT "A"**

**Program Summary:**

**NSP2 Clean and Green Vacant Lot Stabilization Program for the Cooper Plaza and Lanning Square Redevelopment Areas**

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

**Background:**

The CRA NSP 2 grant activities include vacant property stabilization effort in Cooper Plaza and Lanning Square. Three NPS 2 residential developments in Cooper Plaza are completed, and one is nearing completion. Vacant property stabilization in these dynamic redevelopment areas reflects a model approach for clearance and ongoing maintenance of vacant publically owned lots.

The CRA issued a RFP which was returnable on September 18, 2014 for the services below:

- Initial site clearance; removing trash and debris.
- Performing the regular care and maintenance required to preserve the appearance of lots, including but not limited to routine bi-weekly cleaning, mowing and trimming during the appropriate season.
- Providing property maintenance services during off season planting period (November 2014 through March 2015), including but not limited to snow removal and other services as mandated in the City of Camden Administrative Code Chapter 418.

10-08-14E (cont'd)

**Exhibit "B"**  
**NSP 2 Clean & Green Vacant Property Stabilization Program**  
**Property List**



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

**Resolution No.:** 10-08-14F

**Resolution Title:**

**Resolution Designating Reinaldo Lagares as the Redeveloper of Block 581, Lot 66 of the Camden City Tax Map Located in the Centerville Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper for Site Improvements**

**Project Summary:**

- The CRA is the owner of Block 581, Lot 66 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 located in the Centerville Redevelopment Area and is directly adjacent to property owned by Reinaldo Lagares known as 2115 South 10<sup>th</sup> Street where he resides.
- Mr. Lagares is simultaneously seeking authorization to acquire an adjacent lot owned by the City of Camden (Block 581 Lots 67).
- Mr. Lagares desires to use the Subject Property to install a new walkway, widen his driveway, install landscaping, and to install decorative fencing.
- Mr. Lagares submitted a project proposal to the City of Camden's Business Development Growth Team, for the above improvements which was approved by the CBDG on September 12, 2014.
- Mr. Lagares proposes to purchase the Subject Property from the CRA for the assessed value of \$7,000 in addition to reasonable redevelopment fees.

**Purpose of Resolution:**

To designate a redeveloper and authorize a redevelopment agreement for Block 581, Lot 66

**Award Process:** N/A

**Cost Not To Exceed:** N/A

**Total Project Cost:** TBD

**Source of Funds:** N/A

10-08-14F

**Resolution Designating Reinaldo Lagares as the Redeveloper of Block 581, Lot 66 of the Camden City Tax Map Located in the Centerville Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper for Site Improvements**

**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 581, Lot 66 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 City of Camden with other lands by deed dated February 23, 2004 for nominal consideration; and

**WHEREAS**, the Subject Property is located in the Centerville Redevelopment Area and is directly adjacent to property owned by Reinaldo Lagares known as 2115 South 10<sup>th</sup> Street where he resides; and

**WHEREAS**, Mr. Lagares is simultaneously seeking authorization to acquire an adjacent lot owned by the City of Camden (Block 581 Lots 67); and

**WHEREAS**, Mr. Lagares desires to use the Subject Property to install a new walkway, widen his driveway, install landscaping, and to install decorative fencing; and

**WHEREAS**, Mr. Lagares submitted a project proposal to the City of Camden’s Business Growth and Development Team (BGDT), for the above improvements which was approved by the CBDG on September 12, 2014; and

**WHEREAS**, Mr. Lagares has proposed to purchase the Subject Property from the CRA for the assessed value of \$7,000 in addition to reasonable redevelopment fees; and

**WHEREAS**, the CRA deems Mr. Lagares’ proposed use of the Subject Property to be an appropriate use of the property that will improve the streetscape and positively contribute to the neighborhood and build on recent development activity undertaken by the Housing Authority of the City of Camden, Christian Temple Assembly Church of God and the State of NJ Department of Education.

**NOW, THEREFORE, BE IT RESOLVED**, by the governing body of the City of Camden Redevelopment Agency that Reinaldo Lagares is designated as the redeveloper of the Subject Property; and

10-08-14F (cont'd)

**BE IT FURTHER RESOLVED**, that the Executive Director, a duly authorized representative of the Agency is hereby authorized and directed to enter into and perform the obligations under a redevelopment agreement with the Redeveloper that provides for the sale of Block 581, Lot 66 of the City of Camden Tax Map to the Redeveloper for the amount of \$7,000 and reasonable redevelopment fees for the purpose of installing a new walkway, widening the Redeveloper's driveway, installing landscaping, and installing decorative fencing; 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:

SECONDED BY:

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres			
Vance Bowman			
Mirta Nieves			
Jose Vazquez			
Kenwood Hagamin Jr.			

---

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