

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development

Resolution No.: 04-08-15A

Resolution Title:

Resolution Amending Resolution 10-08-14G to Add Block 511, Lot 89 of the Camden City Tax Map to the List of Properties for which the City of Camden Redevelopment Agency Will Accept Conveyance from the City of Camden to Allow an Assemblage of Properties for a Development Project by the South Jersey Port Corporation

Project Summary:

- The South Jersey Port Corporation (SJPC) proposes to purchase 79 former City- owned parcels (Exhibit A) and 84 CRA- owned parcels (Exhibit B) in the Waterfront South Area from the CRA. The tract is informally known as the Terraces.
- The SJPC proposes to consolidate the parcels and redevelop the parcels for port-related purposes.
- The SJPC proposes to pay a total \$1,000,000 for the parcels. The sale proceeds will be used to first pay off outstanding liens and obligations on the properties with the remainder split 50% City and 50% CRA.
- The basic terms of the Agreement of Sale between the CRA and SJPC were authorized by Resolution 10-08-14H.
- The City-owned parcels were conveyed to the CRA in February.
- Subsequent to the conveyance, it was determined that an additional parcel, Block 511, Lot 89, located at 527 Lester Terrace, is owned by the City. The City is in the process of adopting an ordinance to convey the parcel to the CRA.
- This resolution will add the parcel designated as Block 511, Lot 89 to the properties being conveyed by the City and accepted by CRA. All other provisions of Resolution 10-08-14G remain the same.

Purpose of Resolution:

To amend a previous resolution authorizing the acceptance of property.

04-08-15A (cont'd)

Award Process: N/A

Cost Not To Exceed: TBA

Total Project Cost: TBA

Source of Funds: South Jersey Port Corporation

04-08-15A

Resolution Amending Resolution 10-08-14G to Add Block 511, Lot 89 of the Camden City Tax Map to the List of Properties for which the City of Camden Redevelopment Agency Will Accept Conveyance from the City of Camden to Allow an Assemblage of Properties for a Development Project by the South Jersey Port Corporation

WHEREAS, Resolution 10-08-14G authorized and directed the Executive Director of the City of Camden Redevelopment Agency (CRA) to accept conveyance of City of Camden parcels in Blocks 509, 511, 512 and 514 of the City of Camden Tax Map (the "City Parcels") for the purpose of the CRA re-conveying the City Parcels along with CRA Parcels in the same tax blocks to the South Jersey Port Corporation (SJPC) for a development project; and

WHEREAS, the City Parcels were listed in Exhibit A attached to Resolution 10-08-14G; and

WHEREAS, by a Deed ,dated February 25, 2015 and recorded March 6, 2015, the City Parcels were conveyed to the CRA; and

WHEREAS, subsequently it was determined that an additional parcel designated as Block 511 Lot 89 of the City of Camden Tax Map, and known as 527 Lester Terrace, is owned by the City of Camden and must be added to the City Parcels to be conveyed to the CRA and that Exhibit A must be amended to reflect such addition,

04-08-15A (cont'd)

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that Exhibit A of Resolution 10-08-14G be amended to include the parcel designated as Block 511 Lot 89 of the Camden City Tax Map and that the Executive Director, a duly authorized representative of the Agency, upon the adoption of a corresponding ordinance by the City of Camden, is hereby authorized and directed to accept conveyance of Block 511 Lot 89 for the purpose of the CRA re-conveying Block 511 Lot 89 along with the City Parcels set forth in Exhibit A of Resolution 10-08-14G and along with CRA Parcels set forth in Exhibit B of Resolution 10-08-14G to the SJPC; and

BE IT FURTHER RESOLVED that all other provisions of Resolution 10-08-14G remain in force; and

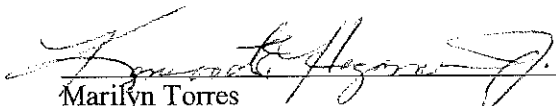
BE IT FURTHER RESOLVED that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

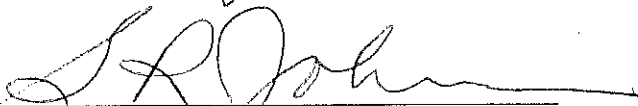
04-08-15A (cont'd)

ON MOTION OF: Mirta Nieves

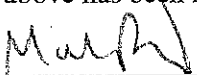
SECONDED BY: Maria Sharma

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres			
Vance Bowman	✓		
Kenwood Hagamin, Jr	✓		
Jose Vazquez	✓		
Mirta L. Nieves	✓		
Jose J. Ramos	✓		
Maria Sharma	✓		


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.: 04-08-15B

Resolution Title:

Resolution Amending Resolution 10-08-14H to Add Block 511, Lot 89 of the Camden City Tax Map To the List of Properties to be Sold to the South Jersey Port Corporation for a Port Related Development Project

Project Summary:

- The South Jersey Port Corporation (SJPC) proposes to purchase 79 former City-owned parcels (Exhibit A) and 84 CRA- owned parcels (Exhibit B) in the Waterfront South Area from the CRA. The tract is informally known as the Terraces.
- The SJPC proposes to consolidate the parcels and redevelop the parcels for port-related purposes.
- The SJPC proposes to pay a total \$1,000,000 for the parcels. The sale proceeds will be used to first pay off outstanding liens and obligations on the properties with the remainder split 50% City and 50% CRA.
- The basic terms of the Agreement of Sale between the CRA and SJPC were authorized by Resolution 10-08-14H.
- The City-owned parcels were conveyed to the CRA in February.
- Subsequent to the conveyance, it was determined that an additional parcel, Block 511 Lot 89, located at 527 Lester Terrace, is owned by the City. The City is in the process of adopting an ordinance to convey the parcel to the CRA.
- This resolution will add the parcel designated as Block 511 Lot 89 to the Agreement of Sale with SJPC. All other provisions of Resolution 10-08-14H remain the same.

04-08-15B (cont'd)

Purpose of Resolution:

To amend a previous resolution authorizing a conveyance of property.

Award Process: N/A

Cost Not To Exceed: TBA

Total Project Cost: TBA

Source of Funds: South Jersey Port Corporation

04-08-15B

Resolution Amending Resolution 10-08-14H to Add Block 511, Lot 89 of the Camden City Tax Map To the List of Properties to be Sold to the South Jersey Port Corporation for a Port Related Development Project

WHEREAS, Resolution 10-08-14H authorized and directed the Executive Director to enter into an Agreement of Sale with the South Jersey Port Corporation (SJPC) for the sale of the CRA Parcels set forth on Exhibit B and the City Parcels set forth on Exhibit A of the Resolution; and

WHEREAS, by a Deed, dated February 25, 2015 and recorded March 6, 2015, the City Parcels were conveyed to the CRA; and

WHEREAS subsequently it was determined that an additional parcel designated as Block 511 Lot 89 of the City of Camden Tax Map, and known as 527 Lester Terrace, is owned by the City of Camden and must be added to the City Parcels to be conveyed to the CRA and that Exhibit A must be amended to reflect such addition,

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the City of Camden Redevelopment Agency that Exhibit A of Resolution 10-08-14H be amended to include the parcel designated as Block 511 Lot 89 of the City of Camden Tax Map and that the Executive Director, a duly authorized representative of the Agency, is hereby authorized and directed to enter into an Agreement of Sale with the SJPC which includes the parcel designated as Block 511 Lot 89 along with the CRA Parcels set forth in Exhibit B of Resolution 10-08-14H and the City Parcels set forth on Exhibit A of Resolution 10-08-14H, as amended by this Resolution; and

04-08-15B (cont'd)

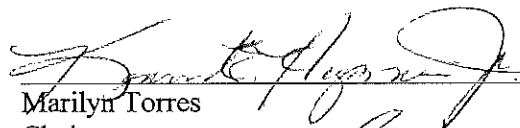
BE IT FURTHER RESOLVED that all other provisions of Resolution 10-08-14H remain in force; and

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 the this resolution.

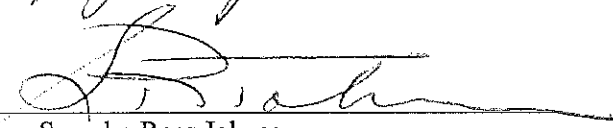
ON MOTION OF: Mirta Nieves

SECONDED BY: Jose Ramos

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres			
Vance Bowman			
Kenwood Hagamin, Jr	✓		
Jose Vazquez			
Mirta L. Nieves	✓		
Jose J. Ramos	✓		
Maria Sharma	✓		

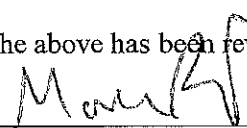


Marilyn Torres
Chairperson

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.: 04-08-15C

Resolution Title:

Resolution Authorizing the Acceptance of a Contribution from the Fulton Bank of New Jersey in the Amount of \$2,600.00 and the Granting of these Funds to Jersey Counseling and Housing Development, Inc. for Housing Pre-Purchase Counseling Services and Workshops

Project Summary:

- Fulton Bank of New Jersey proposes to contribute \$2,600.00 to the CRA for four (4) Housing Pre-Purchase Counseling Workshops to be held in the Liberty Park, Centerville, and Whitman Park neighborhoods, which are located in the Choice Mt. Ephraim Transformation Plan area.
- CRA desires to grant these funds to Jersey Counseling and Housing Development, Inc., a federal Housing and Urban Development (“HUD”) approved counseling agency that is located in the City of Camden. This entity is experienced in providing pre-purchase counseling services and budgeting workshops to prepare individuals and households for the purchase of a home.
- Jersey Counseling and Housing Development, Inc. has agreed to manage the workshop activities funded by the Fulton Bank of New Jersey funds.

Purpose of Resolution:

To accept \$2,600.00 from the Fulton Bank of New Jersey and in turn to grant \$2,600.00 to Jersey Counseling and Housing Development, Inc.

Award Process:

N/A

Cost Not To Exceed:

N/A

Total Program Cost:

\$2,600.00

Source of Funds:

Contribution from Fulton Bank of New Jersey

Resolution Authorizing the Acceptance of a Contribution from the Fulton Bank of New Jersey in the Amount of \$2,600.00 and the Granting of these Funds to Jersey Counseling and Housing Development, Inc. for Housing Pre-Purchase Counseling Services and Workshops

WHEREAS, Fulton Bank of New Jersey proposes to contribute Two Thousand and Six Hundred Dollars (\$2,600.00) to the City of Camden Redevelopment Agency ("CRA") for the cost of providing four (4) Housing Pre-Purchase Counseling Workshops, to be held in the Liberty Park, Centerville, and Whitman Park neighborhoods located in the Choice Mt. Ephraim Transformation Plan area; and

WHEREAS, the CRA desires to grant Jersey Counseling and Housing Development, Inc. the \$2,600.00 for the hosting of four (4) Housing Pre-Purchase Counseling Workshops to be held in the Mt. Ephraim Transformation Plan neighborhoods; and

WHEREAS, Jersey Counseling and Housing Development, Inc. is a federal Housing and Urban Development ("HUD") approved counseling agency that is located in the City of Camden and is experienced in the providing of pre-purchase counseling services and budgeting workshops to prepare individuals and households for homeownership; and

WHEREAS, Jersey Counseling and Housing Development, Inc. agrees to the management of the workshop activities funded by the Fulton Bank of New Jersey; and

WHEREAS, the CRA desires to enter into an agreement for a term not to exceed one year with Jersey Counseling and Housing Development, Inc. and to grant \$2,600.00 to such entity for the provision of pre-purchase counseling services and workshops for potential homebuyers.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the City of Camden Redevelopment Agency that the Executive Director of the Agency is duly authorized to accept a contribution in the amount of \$2,600.00 from Fulton Bank of New Jersey and enter into an agreement with Jersey Counseling and Housing Development, Inc. for a term not to exceed one year from the date of execution of the agreement which will include such entity hosting at least four (4) Housing Pre-Purchase Counseling Workshops that will be held in the neighborhoods located in the Choice Mt. Ephraim Transformation Plan area and is further authorized to grant \$2,600.00 to Jersey Counseling and Housing Development, Inc. for purposes of carrying out the above referenced agreement.

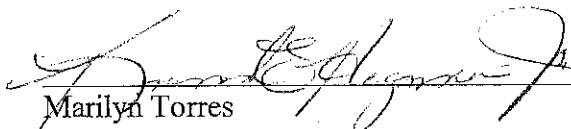
04-08-15C (cont'd)

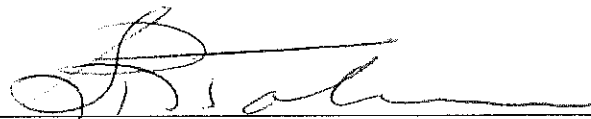
BE IT FURTHER RESOLVED that the Executive Director, or her designee, is hereby authorized and directed to take any and all actions and execute all documents necessary to carry out the purposes of this resolution.

ON MOTION OF: Mirta Nieves

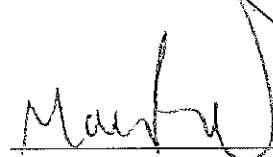
SECONDED BY: Maria Sharma

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres			
Vance Bowman			
Kenwood Hagamin, Jr	✓		
Jose Vazquez			
Mirta L. Nieves	✓		
Jose J. Ramos	✓		
Maria Sharma	✓		


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.: 04-08-15D

Resolution Title:

Resolution Rescinding Resolution 12-10-14A and Authorizing a Professional Service Agreement with J. McHale & Associates, Inc. for Appraisal Services for Property Designated as Block 844, Lot 13 on the Camden City Tax Map Located in the Cramer Hill Redevelopment Area for a Cost Not to Exceed \$2,500.00

Project Summary:

- The Camden City Council adopted by ordinance the Cramer Hill Redevelopment Plan effective May 2009.
- Block 844, Lot 13 is a vacant parcel located within the boundaries of the redevelopment plan area. A part of this property remains available for redevelopment (the "Lot"). The CRA desires to be in a position to respond quickly to developer interest in the general area and specifically in redevelopment of the Lot, by providing the current fair market value of the Lot.
- CRA requested J. McHale & Associates, Inc. one of the CRA "Pre-Qualified Appraisal Firms" to submit a price quote for the required work since this firm recently appraised adjacent property and J. McHale & Associates submitted a price quote dated November 26, 2014 for the total amount of \$750.00 for the remaining portion of Block 844 Lot 13. The report submitted reflected the cost for a valuation, not a full appraisal.
- By Resolution 12-10-14A the CRA approved a professional services agreement with J. McHale & Associates, Inc in the amount of \$750.00.
- The full appraisal cost is \$2500.00.
- Resolution 12-10-14A needs to be rescinded and this new resolution adopted to reflect the full appraisal cost for this work.

Purpose of Resolution:

To rescind Resolution 12-10-14A and to authorize a professional service agreement J. McHale & Associates, Inc, for the provision of appraisal services for Block 844, Lot 13.

04-08-15D (cont'd)

Award Process:

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

Cost Not To Exceed: \$2500.00

Total Project Cost: Approximately \$30 million

Source of Funds: Redeveloper Cost Agreement

04-08-15D

Resolution Rescinding Resolution 12-10-14A and Authorizing a Professional Service Agreement with J. McHale & Associates, Inc. for Appraisal Services for Property Designated as Block 844, Lot 13 on the Camden City Tax Map Located in the Cramer Hill Redevelopment Area for a Cost Not to Exceed \$2,500.00

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

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

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

WHEREAS, property designated as Block 844, Lot 13 on the City of Camden Tax Map is a vacant parcel located within the boundaries of the Redevelopment Area and a part of this tax lot remains available for redevelopment (the “Lot”) ; and

WHEREAS, the CRA desires to provide the developer interested in the general area and with the current fair market value of the Lot; and

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

WHEREAS, CRA requested J. McHale & Associates, Inc., one of the CRA “Pre-Qualified Appraisal Firms” to submit a price quote for the required work since this firm recently appraised adjacent property and J. McHale & Associates submitted a price quote dated November 26, 2014 for the total amount of \$750.00 for the remaining portion of Block 844, Lot 13.

04-08-15D (cont'd)

WHEREAS, the report submitted reflected the cost for a valuation, not a full appraisal; and

WHEREAS, by Resolution 12-10-14A, the CRA approved a professional services agreement with J. McHale & Associates, Inc. in the amount of \$750.00; and

WHEREAS, subsequently the full appraisal cost was determined to be \$2500.00; and

WHEREAS, Resolution 12-10-14A needs to be rescinded and this new resolution adopted to reflect the full appraisal cost for this work,

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency, that Resolution 12-10-14A is hereby rescinded in full, and

BE IT FURTHER RESOLVED that the Executive Director, a duly authorized representative of the Agency, is hereby authorized to negotiate and enter into a Professional Service Agreement with J. McHale & Associates, Inc. for the provision of an appraisal report for a portion of property designated as Block 844, Lot 13 on the Camden City Tax Map for an amount not to exceed \$2500.00, and

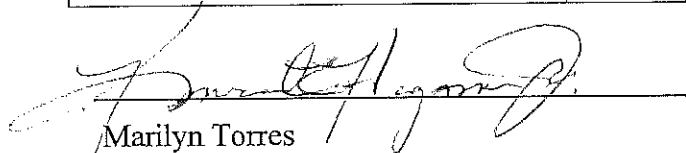
BE IT FURTHER RESOLVED that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute all documents necessary to carry out the purposes of this resolution.

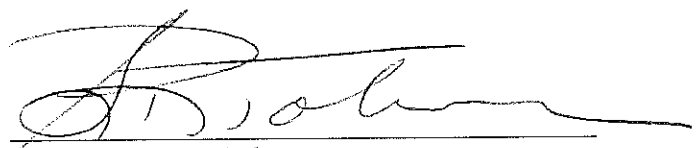
04-08-15D (cont'd)

ON MOTION OF: Mirta Nieves

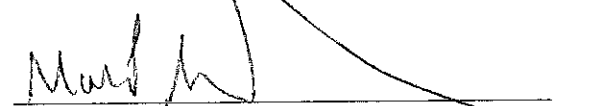
SECONDED BY: Maria Sharma

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres			
Vance Bowman			
Jose Vazquez			
Kenwood Hagamin, Jr.	✓		
Jose A. Ramos	✓		
Mirta L. Nieves	✓		
Maria Sharma	✓		


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