

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing

Resolution No.: 07-08-15A

Resolution Title:

**Resolution Authorizing a Contract with Camden Special Services District, Inc. to
Provide Business Corridor Maintenance Services as Part of the City of
Camden's Clean and Safe Business Corridors Program
for an Amount Not to Exceed \$412,828.94**

Project Summary:

1. CRA and the City authorized a Shared Services Agreement for CRA to enter into a contract with a qualified vendor to provide business corridor maintenance services as part of the Clean and Safe Business Corridors Program in the City with the City to underwrite the costs for such services.
2. Routine and periodic maintenance of streets within certain business corridors in the City is deemed necessary for favorably marketing these areas for not only new businesses, but also to retain existing businesses.
3. The City has identified targeted streets for a business and commercial corridors program, including the minimum hours of coverage, which are attached to this resolution as Exhibit A.
4. CRA procured the services of a firm to provide the required services through a Request for Proposals process.
5. The proposed term of the contract is one year.
6. **Camden Special Services District, Inc.** submitted a proposal to perform the required services for a total cost not to exceed \$412,828.94, which proposal was selected by the CRA as the most favorable proposal submitted.

Purpose of Resolution:

To authorize a Contract for business corridor maintenance services as part of the City's Clean and Safe Business Corridors Program

07-08-15A (cont'd)

Award Process:

Request for Proposals Process

Cost Not To Exceed:

\$412,828.94

Source of Funds:

City of Camden
\$412,828.94 Total

07-08-15A

Resolution Authorizing a Contract with Camden Special Services District, Inc. to Provide Business Corridor Maintenance Services as Part of the City of Camden's Clean and Safe Business Corridors Program for an Amount Not to Exceed \$ 412,828.94

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

WHEREAS, the CRA has from time to time assisted the City of Camden (the "City") in administering certain contracts and/or agreements and has entered into shared service agreements with the City in order to carry out the purposes of such contracts; and

WHEREAS, the City has determined that a clean and safe business corridors program for the routine and periodic maintenance of streets within certain business and commercial corridors in the City is necessary to favorably market these areas for not only new businesses, but also for the retention of existing businesses; and

WHEREAS, the City has identified a list of targeted business and commercial corridor locations as reflected on Exhibit A attached; and

WHEREAS, the City and CRA have authorized a shared service agreement for the operation, management, and administration of a clean and safe corridors program (the "Program") under which CRA is to administer a contract with a vendor to provide the required services; and

WHEREAS, CRA did solicit proposals by a Request for Proposals ("RFP") process in accordance with the "fair and open" process and procedures set forth in N.J.S.A. 19:44A-20.4 et seq. for a firm to provide the required services; and

WHEREAS, the City is responsible for paying the cost of the contract procured by the above RFP for an amount not to exceed \$412,828.94 per year; and

EXHIBIT A
2015 CLEAN AND SAFE BUSINESS CORRIDORS PROGRAM
Minimum Weekly Coverage and Hours

Weekly Coverage: Monday - Thursday

1. BROADWAY – 80 hours weekly

Broadway: Federal Street – Walnut, including Walter Rand
Transportation Center

2. RIVER AVENUE/RIVER ROAD – 80 hours weekly

River Ave. /Road: 19th – 36th
27th Street: Arthur – Wayne to include triangular areas at both
ends

3. HADDON AVENUE – 80 hours weekly

Haddon Avenue: Mt. Vernon – Vesper

4. MT. EPHRAIM AVENUE – 80 hours weekly

Mt. Ephraim Avenue: Carl Miller Blvd – Chestnut Street

5. FAIRVIEW – 70 hours weekly

York ship Square: Entire Square
Collings Road: New Merrimac – Alabama

6. FEDERAL STREET – 10 hours weekly

Federal Street: 27th – 30th
Westfield: 27th – Leonard

07-08-15A (cont'd)

WHEREAS, CRA has determined that the proposal of \$412,828.94, which was submitted in response to the RFP should be accepted by the CRA as the most favorable proposal for the required services.

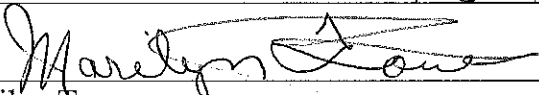
NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that the Executive Director of the Agency, a duly authorized representative of the Agency, is hereby authorized to enter into a contract with Camden Special Services District, Inc. for business corridor maintenance services as part of the City's Clean and Safe Business Corridors Program for routine maintenance of certain streets within the City for a term of one year from the date of the execution of the contract and for an amount not to exceed \$412,828.94 per year, 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.

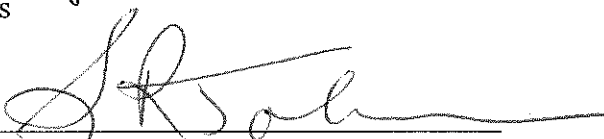
ON MOTION OF: Kenwood Hagamin

SECONDED BY: Maria Sharma

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Vance Bowman			
Kenwood Hagamin, Jr.	✓		
Mirta Nieves			
Javier Ramos	✓		
Maria Sharma	✓		

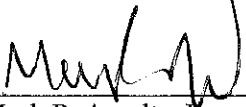


Marilyn Torres
Chairperson

ATTEST: 

Sandra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Housing

Resolution No.: 07-08-15B

Resolution Title:

Resolution Authorizing a Redevelopment Agreement with M&M Development, LLC, For Redevelopment of Block 75, Lot 3 of the City of Camden Tax Map (known as the Pierre Building) Located in the Downtown Redevelopment Area

Project Summary:

1. CRA by Resolution 04-09-14F designated M&M Development LLC as Redeveloper of the historic Pierre Building site, which is owned by the CRA and located at 304 – 306 Cooper Street.
2. The building is designated on the City of Camden tax map as Block 75, Lot 3 located on Cooper Street between Third and Fourth Streets within the Downtown Redevelopment Area (the “Project Site”).
3. M&M proposes to rehab the 3,900 square-foot, 6-story apartment building into 26 market rate apartments and 6 affordable units in conformance with the city, state, and federal historic preservation regulations and/or requirements (the “Project”). See Exhibit A attached Project Overview.
4. CRA and the Redeveloper entered into an option for redevelopment agreement of the Project Site.
5. The Redeveloper now desires to exercises its option and enter into a Redevelopment Agreement with the CRA.
6. CRA is currently the record owner of Block 75, Lot 3 and the Project site will be sold to the Redeveloper for \$1.2 million.
7. At the time of the conveyance of the Project Site to the Redeveloper, the CRA is required to pay \$1.1 million of the proceeds of the sale to Rowan University, who previously provided acquisition funds to the CRA for its acquisition of the Project Site.
8. The Rowan University Board by resolution has approved the sale and payment of the purchase price as: \$400,000 at closing and the remaining \$800,000 to be repaid over time from years eleven (11) through thirty (30).
9. CRA will be reimbursed at closing the reasonable costs to maintain and secure the building for approximately \$119,725.

Purpose of Resolution:

To authorize the execution of a Redevelopment Agreement

Award Process:

N/A

Cost Not To Exceed:

N/A

Total Project Cost:

\$ 12.2 Million

07-08-15B

**Resolution Authorizing a Redevelopment Agreement with M&M Development, LLC, for
Redevelopment of Block 75, Lot 3 of the City of Camden Tax Map
(known as the Pierre Building) Located in the Downtown Redevelopment Area**

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 September 22, 2005, adopted, in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”), the Downtown 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 CRA is the owner of property designated as Block 75, Lot 3 on the Official tax map of the City of Camden, County of Camden, and State of New Jersey located at 304 – 306 Cooper Street, (the “Project Site”), which is known as the Pierre Building and located within the Redevelopment Area; and

WHEREAS, M&M Development LLC proposes to rehabilitate the 3,900 sf Pierre Building into 26 market rate and 6 affordable apartment units; and

WHEREAS, the residential use proposed is a permitted use under the Plan; and

WHEREAS, CRA by Resolution 04-09-14F, as amended, in accordance with the Redevelopment Law designated M&M Development LLC (“Redeveloper”) as Redeveloper of Block 75, Lot 3 and CRA and the Redeveloper entered into an option for redevelopment agreement for the Project Site; and

WHEREAS, the Redeveloper now proposes to exercise its option and enter into a redevelopment agreement with CRA; and

WHEREAS, the CRA deems the proposed use of the Project Site to be an appropriate use of the property 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

07-08-15B (cont'd)

WHEREAS, the terms of the proposed transaction are as follow:

1. The purchase price for the Project Site is \$1.2 Million. The redeveloper is also to pay the reasonable costs to close title.
2. An appraisal report by J. McHale & Associates, Inc., dated July 8, 2014, established the fair market value of the Project Site at \$1.2 Million Dollars which has been set as the purchase price for the Property.
3. CRA, under the terms of a Redevelopment Agreement with Rowan University effective September 29, 2006, was to acquire 21 parcels in Block 75, and Rowan advanced \$1.1 Million Dollars to the CRA specifically for acquiring the Project Site.
4. CRA and Rowan terminated their Redevelopment Agreement through the execution of a Termination and Release Agreement dated December 29, 2012. This Agreement provided that at the time CRA sold the Project Site to a redeveloper Rowan would be reimbursed for the \$1.1 Million Dollars advanced for the property less CRA's reasonable costs to maintain and secure the Pierre Building.
5. Rowan University by Board Resolution # 2015.06.40 has approved the sale of the Project Site to the Redeveloper and the payment of the purchase price of \$1.2 Million Dollars as follows: \$400,000 cash at closing and the remaining \$800,000 to be repaid by note and mortgage payable over time from years eleven (11) through thirty (30).
6. The \$800,000 note and mortgage is to be subordinate to conventional or other government financing for the Project.
7. CRA will be reimbursed at closing its reasonable costs to maintain and secure the building for approximately \$119,725.00,

WHEREAS, CRA desires to enter into a Redevelopment Agreement with the Redeveloper subject to the conditions set forth above in order to facilitate the redevelopment of the Project Site.

NOW, THEREFORE, BE IT RESOLVED, that the Executive Director of the City of Camden Redevelopment Agency, a duly authorized representative of the Agency, is hereby authorized and directed to negotiate and enter into a Redevelopment Agreement with the Redeveloper subject which contains the terms and conditions set forth in this Resolution and such other terms and conditions as approved by the Executive Director of the Agency, and

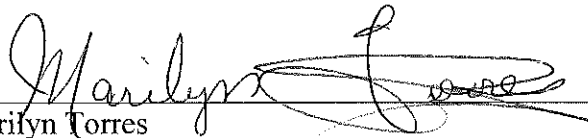
BE IT FURTHER RESOLVED, that the Executive Director, or her designee, is hereby authorized and directed to take all actions and execute any and all other documents necessary to effectuate the purposes of this resolution.

07-08-15B (cont'd)

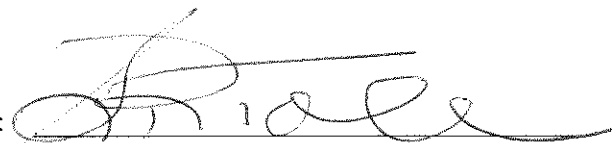
ON MOTION OF: Kenwood Hagamin

SECONDED BY: Jose Javier Ramos

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Vance Bowman			
Kenwood Hagamin, Jr.	✓		
Mirta Nieves			
Javier Ramos	✓		
Maria Sharma	✓		

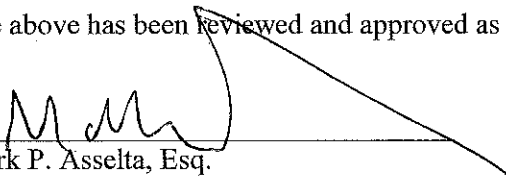


Marilyn Torres
Chairperson

ATTEST: 

Sandra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.

EXHIBIT A

The Pierre Building Project Overview

Redeveloper: Down Town Works Urban Renewal Housing Co., LLC
(an affiliate of **M&M Development LLC**)
103 Magazine Street
Newark, New Jersey 07105

Organized: Urban Renewal Entity and as amended,
Garden State Growth Zone Development Entity (for EOA purposes)

Site Location: 306 Cooper Street, Camden, NJ
Block 75, Lot 3

Type: Market Rate Rental Housing - Total Lot Size 4,326 sf

Program: 29 Apartments – Average Size sf 750 (1-BR) to sf
Distribution: **26 2-BR and 6 1-BR Units**
Amenities: Laundry Facilities, Fitness Center
Parking Agreement with nearby Camden County College for 30- space

Project Financing Structure:

Note: Pierre is a circa 1929, National Register Listed Building, a contributing structure of the Cooper Street Historic District. Historic Tax Credits are part of the capital stack.

Total Dev. Cost:	\$ 12,036,258
NJ HMFA First Mortgage	3,300,000
NJ HMFA Second Mortgage	4,007,229
NJERB Funds	2,177,479
NJHMFA –Bridge for Historic Tax Credits	951,550
Permanent Mortgage	800,000
Deferred Dev. Fee (payable over 10 years)	800,000
	\$ 12,036,258

- **Total Development Costs are estimated to be \$12MM or \$415,000 /per unit.**
Redeveloper is entitled to a 15% development fee of \$ 1.6 MM under the New Jersey and Housing & Mortgage Finance Agency (NJHMFA) Multifamily financing regulations. Five percent or \$800,000 of the development fee is deferred and paid out over 10 years through operations.

07-08-15B (cont'd)
EXHIBIT A

- **NJHMFA (one stop)** will provide the construction and bridge loans (for the EOA and historic tax credits) as well as permanent mortgage financing. All loans will bear an interest rate of 4% per annum. NJHMFA will provide a 30-year permanent mortgage, requiring a PILOT that is coterminous with its mortgage financing.
- **PILOT** - Redeveloper's request and PILOT Committee review provides for a Financial Agreement with the City that is consistent with the EOA statute (for a 20-year Tax Exemption) and 10 year tax abatement from the City. The tax rate requested of the City and approved is 6.28% of gross revenues (6.28% is the statutory tax rate of the NJHMFA, which is an exception for the City).
- NJHMFA regulations require that at least 20% of the 32-units (or 6-units) be targeted as affordable to households earning at or below 80% of AMI.
- **TD Bank, N.A. (one stop)** will syndicate both the EOA and historic tax credits for the project.
- **Site Acquisition** - One challenge is making the current deal structure work with the acquisition cost of \$1.2MM based on the current appraised value and given the complexity of the financing for a relatively small residential project.
- **Redeveloper Experience - The Pierre Building will be the third residential development in the City for M&M.** They developed the 25 unit Cooper Condominium Building, completed in 2011. Due in large measure to their efforts; sales in the Cooper Plaza neighborhood of 55 high quality town homes at price points up to \$219,000 have set a standard for Camden in design and livability. We expect similar quality in the renovation of the Pierre Building.
- M&M's affiliate, **the Down Town Works Urban Renewal Housing Co., LLC** is organized as an **Urban Renewal Entity** and as a **Garden State Growth Development Entity** for EOA tax credit purposes. M&M's development team is in place, and M&M will act as the construction manager and general contractor.
- **Workforce estimates:** Prevailing wage rates will apply. Based on past construction projects 70 construction related jobs will be created. Two management jobs will be created after construction completion.
- **Estimated timeframe for closing** – October/November 2015

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development

Resolution No.: 07-08-15C

Resolution Title:

**Resolution Authorizing the City of Camden Redevelopment Agency
to Accept Conveyance of the Properties Designated as Block 1458 Lots 8 & 12
of the City of Camden Tax Map in the Gateway Redevelopment Area
from the City of Camden**

Project Summary:

- Block 1458 Lot 8 is known as SW Newton Ave. & Federal Street and is a vacant former car dealership, owned by the City.
- Block 1458 Lot 12 is known as 1140 Wright Avenue and is currently the City's Fleet Garage.
- Block 1458 Lots 8 & 12 are among the lots for which Campbell Soup Company ("CSC") has been designated Redeveloper by the CRA and are Subject to a Master Redevelopment Agreement Between CRA and CSC.
- The City proposes to convey both properties to the CRA for nominal consideration for re-sale to an approved Sub-Redeveloper.
- The City is in the process of adopting an ordinance authorizing the conveyance to the CRA.

Purpose of Resolution:

To authorize acceptance of a two properties from the City.

Award Process:

N/A

Cost Not To Exceed:

The conveyance to the CRA is for nominal consideration. In the subsequent re-sale to the Sub-Redeveloper, the City will receive the entire purchase price.

Total Project Cost:

TBD

Source of Funds:

TBD

07-08-15C

Resolution Authorizing the City of Camden Redevelopment Agency to Accept Conveyance of the Properties Designated as Block 1458 Lots 8 & 12 of the City of Camden Tax Map in the Gateway Redevelopment Area from the City of Camden

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 the designated implementing entity for the Gateway Redevelopment Area; and

WHEREAS, the City of Camden ("City") is the current owner of properties designated as Block 1458 Lots 8 & 12 ("Designated Properties") on the City of Camden Tax Map and located in the Gateway Office Park Area of the Gateway Redevelopment Area; and

WHEREAS, Block 1458 Lots 8 & 12 are among the lots for which Campbell Soup Company ("CSC") has been designated Redeveloper by the CRA and are Subject to a Master Redevelopment Agreement Between CRA and CSC.

WHEREAS, the City and the CRA seek to encourage the redevelopment of the Designated Properties in a manner consistent with the Gateway Redevelopment Plan and the vision for the Gateway Office Park Area and have determined that it is appropriate to convey the Designated Properties to the CRA for nominal consideration and have the CRA sell the Designated Properties to an approved Sub-Redeveloper; and

WHEREAS, the entire proceeds of sale of the Designated Properties to the Sub-Redeveloper will go to the City; and

WHEREAS, the City has or intends to adopt an ordinance(s) authorizing the conveyance of the Designated Properties to the CRA; and

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, upon adoption by the City of Camden of the above referenced ordinance(s) is hereby authorized and directed to accept conveyance of the properties designated as Block 1458 Lots 8 & 12 on the City of Camden Tax Map for the purpose of the selling the properties, pursuant to the distribution of proceeds set forth herein, to an approved Sub-Redeveloper for redevelopment, and

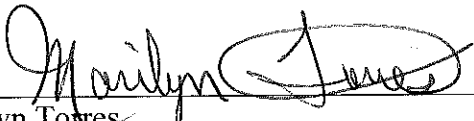
07-08-15C (cont'd)

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.

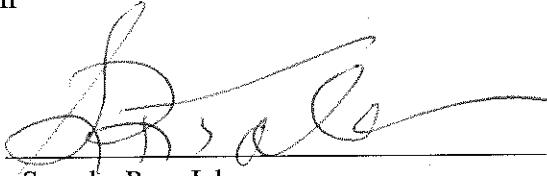
ON MOTION OF: Maria Sharma

SECONDED BY: Kenwood Hagamin

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Vance Bowman			
Kenwood Hagamin, Jr.	✓		
Mirta Nieves			
Javier Ramos	✓		
Maria Sharma	✓		

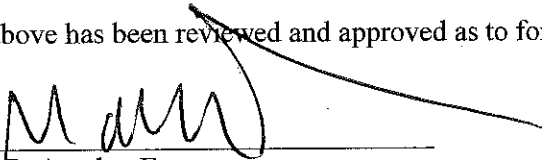


Marilyn Torres
Chairperson

ATTEST: 

Sandra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development

Resolution No.: 07-08-15D

Resolution Title:

Resolution Authorizing an Agreement with Mount Construction Company, Inc. for the Acceptance of Dredge Materials at the Harrison Avenue Landfill and for the Payment to the Agency of the Amount of \$3.25 Per Ton for Such Material

Project Summary:

- The CRA is in need of soil to raise the grade and cap the Harrison Avenue Landfill in order to carry out the plan to create a park, open space natural habitat restoration and a solar power generating facility at the Landfill.
- The Camden County has entered into a contract with Mount Construction Company, Inc. ("Mount") to dredge the Cooper River Park Lake. In connection with this contract, Mount needs a location to deposit the dredge material. It is estimated that approximately 195,500 tons of dredge material will be removed from the lake. Of this amount, approximately 75% of the material is suitable for capping material. The remaining 25% of the dredge material does not meet the capping standard but can be used to raise the grade, under the cap.
- New Jersey Department of Environmental Protection (NJDEP) has reviewed the preliminary sampling and has determined that the proposed dredge material is suitable for the uses described herein.
- Mount will pay the CRA a fee of \$3.25 per ton for each ton delivered and stockpiled at the Harrison Avenue Landfill. The material will be segregated by characterization.
- Under a future contract the CRA will have the dredge material graded and placed in its permanent location. It is anticipated that the material will be sufficient to remediate the area of the landfill intended to be the site of the "solar field."

07-08-15D (cont'd)

Purpose of Resolution:

To authorize an agreement to accept the stockpiling of dredge material on CRA property and to establish a tipping fee for the acceptance of the material

Award Process: The CRA is being paid to accept material; the CRA is not buying the material.

Cost Not To Exceed: The CRA is being paid to accept material; the CRA is not buying the material.

Total Project Cost: TBD

Source of Funds: Private Contractor

07-08-15D

**Resolution Authorizing an Agreement with Mount Construction Company, Inc.
for the Acceptance of Dredge Materials at the Harrison Avenue Landfill and
for the Payment to the Agency of the Amount of \$3.25 Per Ton for Such Material**

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 Harrison Avenue Landfill”), which is designated as Block 809 Lot 7 of the City of Camden Tax Map, as park, open space, natural habitat restoration and solar power generation; and

WHEREAS, a large amount of soil will be needed at the Balance of the Harrison Avenue Landfill to raise the grade and to provide a clean fill cap for closure of the landfill; and

WHEREAS, Mount Construction Company, Inc. (“Mount”) has been awarded a contract by Camden County to dredge the Cooper River Park Lake and there is a need for a depository for approximately 195,000 tons of dredge material; and

WHEREAS, the New Jersey Department of Environmental Protection (“DEP”) has, from preliminary sampling, determined that the dredge material is suitable for raising the grade and capping the Harrison Avenue Landfill; and

WHEREAS, Mount has offered to pay the CRA \$3.25 per ton to accept the dredge material delivered and stockpiled at the Harrison Avenue Landfill,

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 an Agreement with Mount Construction Company, Inc. regarding the stockpiling of dredge materials on the Harrison Avenue Landfill, which agreement will contain among other things, the provision for a payment of a tipping fee of \$3.25 per ton to the CRA; and

BE IT FURTHER RESOLVED that the Agreement shall be contingent upon receipt of documentation from the New Jersey Department of Environmental Protection confirming that the material is suitable for the proposed placement and use, and

07-08-15D

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

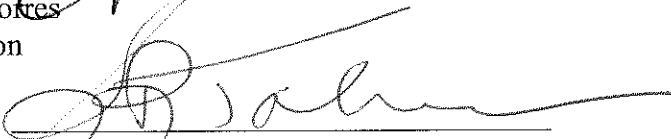
ON MOTION OF: Jose Javier Ramos

SECONDED BY: Maria Sharma

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Marilyn Torres	✓		
Vance Bowman			
Kenwood Hagamin, Jr.	✓		
Mirta Nieves			
Javier Ramos	✓		
Maria Sharma	✓		

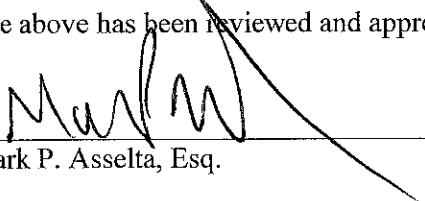


Marilyn Torres
Chairperson

ATTEST: 

Sandra Ross Johnson
Executive Director

The above has been reviewed and approved as to form.



Mark P. Asselta, Esq.