CITY OF CAMDEN
REDEVELOPMENT AGENCY
BOARD OF COMMISSIONERS
CITY HALL
CAMDEN, NEW JERSEY

MONTHLY CAUCUS MEETING
City Council Chambers
WEDNESDAY, MARCH 4, 2020
6:00 PM

REGULAR MONTHLY MEETING
City Council Chambers
WEDNESDAY, MARCH 11, 2020
6:00 PM

CITY OF CAMDEN REDEVELOPMENT AGENCY
BOARD OF COMMISSIONERS MEETING
CITY HALL, 520 MARKET STREET
CAMDEN, NEW JERSEY

AGENDA

Wednesday, March 4, 2020 @ 6:00 PM-Monthly Caucus Meeting (City Council Chamber)
Wednesday, March 11, 2020 @6:00 PM-Regular Monthly Meeting (City Council Chamber)

I. Call to Order - Chairperson
II. Roll Call - Board Clerk
III. Statement of Compliance with Open Public Meetings Act
IV. Review of Minutes
V. Interim Executive Director's Report
VI. Redevelopment Project Presentations
VII. Review of Resolutions

03-11-20A Resolution Authorizing the City of Camden Redevelopment Agency to Make a Loan to the City of Camden Redevelopment Agency in the Amount of $611,307.75 from the U.S. Environmental Protection Agency Brownfields Revolving Loan Fund for the Environmental Cleanup of the Camden Laboratories Site in the Whitman Park Neighborhood

03-11-20B Resolution Designating the Delaware River Port Authority As the Redeveloper of Block 139.02, Lot 1.02 of the City of Camden Tax Map and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper for the Redevelopment of the Property Located in the Downtown Redevelopment Area

03-11-20C Resolution Authorizing a Professional Services Agreement with Greenbaum Rowe Smith & Davis, LLP in Connection with the Sale of Block 139.20, Lot 02 of the City of Camden Tax Map in the Downtown Redevelopment Area

03-11-20D Resolution Authorizing a Professional Services Agreement with Greenbaum Rowe Smith & Davis, LLP in Connection with the Sale of Certain Property Designated as Block 955, Lots 6, 9, 10 and 16 of the City Tax Map Located in the Cramer Hill Redevelopment Area

03-11-20E Resolution Authorizing a Professional Services Agreement with Woodard & Curran to Provide Remedial Action and Regulatory Services in Connection with 1350 Admiral Wilson Boulevard (Block 1464 Lot 4&5 of the City of Camden Tax Map)

03-11-20F Resolution Authorizing the Sale of Certain Properties Pursuant to the Public Sale of Such Properties at Auction Held on March 10, 2020

03-11-20G Resolution Title: Resolution Authorizing the Adoption of a List of Pre-Qualified Attorneys for the Year 2020

03-11-20H Resolution Authorizing a Professional Services Agreement with XXXX for the Provision of General Counsel Legal Services for the Year 2020

The Board of Commissioners of the City of Camden Redevelopment Agency **held a Regular Monthly Meeting on Wednesday, February 12, 2020** Camden City Hall, City Council Chamber, in Camden, New Jersey.

Chairperson, Marilyn Torres called the meeting to order at approximately 6:10 PM. Board Clerk Sulena Robinson-Rivera called roll. Commissioner Ramos joined the meeting after roll call at 6:02pm

Present: **SD, GH, IL, JR, and MT**
Absent: **VB, MS**
Attendees: **Olivette Simpson, Sulena Robinson-Rivera, Johanna Conyer, and Mark Asselta, Esq, CRA; Linda A. Galella, Parker McCay; Carlos Luciano, Josue Luciano, 332 Clinton Street; and Phil Borst Millennial Partners**

Mrs. Robinson-Rivera advised the Board that pursuant to the requirements of the Open Public Meetings Act, adequate notice(s) had been posted in the Courier-Post, the Philadelphia Inquirer, and the Office of the City Clerk.

Review of Minutes
Dates of Meeting: January 2, 2020 and January 15, 2020
Motion: SD, IL **Ayes: SD, GH, IL, and MT**
Nays: **Abstentions:**
Comments: There were no comments or questions.

Interim Executive Director's Report
Date of Meeting: **February 5, 2020**
Motion: SD, IL **Ayes: SD, GH, IL, and MT**
Nays: **Abstentions:**
Comments: Ms. Olivette Simpson, Interim Executive Director, is researching the $65 million restoration by the State in Affordable Housing Trust funds for housing production. She reported that NJ Housing & Mortgage Finance Agency's low income housing tax credit program is accepting application until July 2020. She also announced PBCIP was awarded tax credits for its 32-unit residential development along the Haddon Avenue corridor. CRA will be closing with them during the 2nd quarter of 2020. She remarked that the CRA's administration of the City's Brownfield Program is well underway with Johanna Conyer, on an interim basis, monitoring such grants; including Camden Labs, Reliable Tire, Andujar Park, and others. By way of update from the board caucus meeting, Ms. Simpson reported where there is the presence of mercury at the Camden Laboratory site, in discussion with the Agency's environmental management consultants, all of the mercury contamination in the soil is delineated on the site and does not affect property off the site, and specifically, and the ground water is not negatively impacted. She reported that planned remediation of the site will involve the removal of the mercury contaminated soils to an appropriate, regulated facility and the soils replaced with clean fill. The execution of remedial action work plan will lead to non-deed restricted site suitable for the intended recreational use.

Redevelopment Project Presentation
None.

Resolutions for Review and Action

02-12-20A Resolution Authorizing an Application for and Acceptance of a Grant in the amount of $564,333.75 from the New Jersey Hazardous Discharge Site Remediation Fund For Remedial Action at the Camden Laboratories Site (Block 1392, Lot 33) in the Whitman Park Neighborhood
Motion: SD, IL **Ayes: SD, GH, IL, JR, and MT**
Nays: **Abstentions:**
Comments: There were no comments or questions.

02-12-20B Resolution Authorizing a Professional Service Agreement with J. McHale & Associates, Inc. for Appraisal Services in Connection with the Acquisition of Property Designated as Block 955, Lots 6, 9, 10 and 16 of the City of the City of Camden Tax Map in the Cramer Hill Redevelopment Area for an Amount not to Exceed $4,800.00
Motion: SD, JR **Ayes: SD, GH, IL, JR, and MT**
Nays: **Abstentions:**
Comments: There were no comments or questions.

02-12-20C Resolution Authorizing a Professional Service Agreement with J. McHale & Associates, Inc. for Appraisal Services in Connection with the Proposed Sale of Certain Property Designated as Block 62, Lots 17 - 20; Block 62.01, Lots 1 - 4; Block 62.02, Lots 24 and 25 of City of Camden Tax Map in the Camden Downtown Redevelopment Area an Amount not to Exceed $3,500.00
Motion: SD, IL **Ayes: SD, GH, IL, JR, and MT**
Nays: **Abstentions:**
Comments: There were no comments or questions.

02-12-20D Resolution Designating Carlos Luciano as Redeveloper of 330 Clinton Street (Block 161, Lots 18 of the City of Camden Tax Map) Located in the Lanning Square Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper
Motion: JR, SD **Ayes: SD, GH, IL, JR, and MT**
Nays: **Abstentions:**
Comments: Board Counsel, Mark Asselta, stated the resolution was revised to restrict parking as a permitted use on the site. There were no further comments or questions.

02-12-20E Resolution Amending Resolution 10-09-19A by Adding Additional Properties for Public Sale, Authorizing the Public Sale of Certain CRA Owned Properties and Establishing the Minimum Bids, Conditions and Restrictions for the Public Sale
Motion: SD, IL **Ayes: SD, GH, IL, JR, and MT**
Nays: **Abstentions:**
Comments: There were no comments or questions.

02-12-20F Resolution Amending Resolution 02-08-17I to Authorize an Extension of the Date for Millennial Partners, LLC to Complete a Closing on the Property Designated as Block 170 Lots 40 & 61 of the City of Camden Tax Map (Former Camden Public Library Building) for the Redevelopment of the Property for Mixed Use Purposes
Motion: SD, JR **Ayes: SD, GH, IL, JR, and MT**
Nays: **Abstentions:**
Comments: There were no comments or questions.

Resolutions for Review and Action (cont'd)

02-12-20G Resolution Amending Resolution No.: 10-10-18C Which Authorized a Professional Services Agreement with Greenbaum Rowe Smith & Davis, LLP by Extending the Term of the Agreement for Services Related to the Negotiation of an Agreement with The Salvation Army for Submission of a Joint Title V Operating Permit Application for the Permanent Operation and Monitoring of the Landfill Gas Passive Venting Systems at the Former Harrison Avenue Landfill in the Cramer Hill Redevelopment Area

Motion: SD, IL **Ayes: SD, GH, IL, JR, and MT**
Nays: **Abstentions:**
Comments: There were no comments or questions.

02-12-20H Resolution Authorizing a Professional Service Agreement with J. McHale & Associates, Inc. for Appraisal Services in Connection with the Acquisition and Sale of Property Designated as Block 177, Lots 42, 43, 44, 63, 64 and 65 of the City of Camden Tax Map for an Amount not to Exceed $6,000.00

Motion: IL, SD **Ayes: GH, IL, and MT**
Nays: **Abstentions: SD, JR**
Comments: Commissioner Davis and Ms. Simpson reported that Planned Parenthood is relocating its facility from a building it owns on Benson and Broadway in Cooper Plaza to Stevens & MLK Boulevard in Lanning Square. Commissioner Davis asked when the community will be involved in the discussion and would suggested tabling the resolution. Ms. Simpson noted the community was aware from months ago at the time the redeveloper was designated and that the action before the board is merely to secure appraisals to establish the fair market value of the property and a position from which to negotiate with the private owners. She added conversations with the community, at this point would be premature. Per Commissioner Davis, ABC Bail Bonds is unaware of the project; this is contrary to CRA's Counsel contact with the owner at the time of the redeveloper designation. There were no further comments or questions.

Public Comments
None.

Old Business
None.

New Business
None.

Executive Session
None.

Chairperson's Remarks and Observations
None.

Adjournment
Commissioner Leonard made a motion to adjourn, which was seconded by Commissioner Davis and affirmed by all commissioners via voice vote and the meeting ended at approximately 6:21 PM.

The Board of Commissioners of the City of Camden Redevelopment Agency **held a Monthly Caucus Meeting on Wednesday, February 5, 2020** Camden City Hall, City Council Chamber, in Camden, New Jersey.

Chairperson, Marilyn Torres called the meeting to order at approximately 6:00 PM. Board Clerk Sulena Robinson-Rivera called roll.

Present: **SD, GH, IL, JR, and MT**
Absent: **VB, MS**
Attendees: **Olivette Simpson, Sulena Robinson-Rivera, Johanna Conyer, and Mark Asselta, Esq, CRA; Kevin Sheehan, Parker McCay; Carlos Luciano, Josue Luciano, 332 Clinton Street; Phil Borst, Millennial Partners; Laverne Williams, 1655 Park Blvd; Shon Jablonsky, Appletree Homes LLC.; Shawn Burke, S. 4th Street**

Mrs. Robinson-Rivera advised the Board that pursuant to the requirements of the Open Public Meetings Act, adequate notice(s) had been posted in the Courier-Post, the Philadelphia Inquirer, and the Office of the City Clerk.

Review of Minutes
Dates of Meeting: January 2, 2020 and January 15, 2020
Motion: **Ayes:**
Nays: **Abstentions:**
Comments: There were no comments or questions.

Interim Executive Director's Report
Date of Meeting: **February 5, 2020**
Motion: **Ayes:**
Nays: **Abstentions:**
Comments: Ms. Olivette Simpson, Interim Executive Director, welcomed CRA's newest Commissioner, Gilbert Harden, Sr. Chairperson Torres welcomed him as well.

Redevelopment Project Presentation
Ms. Simpson introduced Millennial Partners, represented by Phillip Borst and Kevin Sheehan. Mr. Sheehan provided a background of the project and spoke to project delays specific to the consolidation of lots and title work and requested an extension of closing date to June 2020. Mr. Borst added that his company was established in Camden, NJ 17 years ago. He spoke to the project financing, specifically the impact on the project due to the loss of the anchor tenant. Commission Leonard asked whether a tenant is needed at this time. Mr. Borst responded that Millennial has a Letter of Interest from a prospective tenant and the project cannot move forward with its lenders without signed leases. In response to a question posed by Commissioner Leonard, Mr. Borst reported that 15K square feet of space is required to be leased in order to obtain necessary financing for the project. Commissioner Leonard asked what the result will be if June 30, 2020 comes, but closing does not occur. Mr. Borst accordingly acknowledged that the CRA will pull the project.

Mr. Josue Luciano introduced his project. He lives next to a vacant lot owned by the CRA. He has maintained this site for nearly 10 years and they would like to purchase and improve for side yard. Commissioner Davis raised an objection to the parking use, but not the side yard use.

Resolutions for Review and Action

02-12-20A Resolution Authorizing an Application for and Acceptance of a Grant in the amount of $564,333.75 from the New Jersey Hazardous Discharge Site Remediation Fund For Remedial Action at the Camden Laboratories Site (Block 1392, Lot 33) in the Whitman Park Neighborhood
Motion: **Ayes:**
Nays: **Abstentions:**
Comments: There were no comments or questions.

02-12-20B Resolution Authorizing a Professional Services Agreement with XXX for Appraisal Services in Connection with the Acquisition of Property Designated as Block 955, Lots 6, 9, 10 and 16 of the City of Camden Tax Map in the Cramer Hill Redevelopment Area for an Amount not to Exceed $XXX
Motion: **Ayes:**
Nays: **Abstentions:**
Comments: There were no comments or questions.

02-12-20C Resolution Authorizing a Professional Services Agreement with XXX for Appraisal Services in Connection with the Proposed Sale of Property Designated as Block 62, Lots 17 - 20; Block 62.01, Lots 1 - 4; Block 62.02, Lots 24 and 25 of the City of Camden Tax Map in the Camden Downtown Redevelopment Area for an Amount not to Exceed $XXX
Motion: **Ayes:**
Nays: **Abstentions:**
Comments: There were no comments or questions.

02-12-20D Resolution Designating Carlos Luciano as Redeveloper of 330 Clinton Street (Block 161, Lots 18 of the City of Camden Tax Map) Located in the Lanning Square Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper
Motion: **Ayes:**
Nays: **Abstentions:**
Comments: Commissioner Davis requested that the resolution be revised to restrict parking as a permitted use on the site. Mark Asselta so noted that the CRA will insert restrictive language into the deed. There were no further comments or questions.

02-12-20E Resolution Amending Resolution 10-09-19A by Adding Additional Properties for Public Sale, Authorizing the Public Sale of Certain CRA Owned Properties and Establishing the Minimum Bids, Conditions and Restrictions for the Public Sale
Motion: **Ayes:**
Nays: **Abstentions:**
Comments: There were no comments or questions.

02-12-20F Resolution Amending Resolution 02-08-17I to Authorize an Extension of the Date for Millennial Partners, LLC to Complete a Closing on the Property Designated as Block 170 Lots 40 & 61 of the City of Camden Tax Map (Former Camden Public Library Building) for the Redevelopment of the Property for Mixed Use Purposes
Motion: **Ayes:**
Nays: **Abstentions:**
Comments: Ms. Simpson restated the purpose of this action is to extend the term for closing with the CRA to June 30, 2020 in consideration of a $50,000 non-refundable fee for extension, which

will be applied to the purchase price if the closing occurs by June 30, 2020. There were no further comments or questions.

Public Comments

Ms. Laverne Williams requested a copy of the walk-on resolution 02-12-20F. Director of Finance, Johanna Conyer, provided a copy during the meeting. Ms. Williams inquired whether studies that have been conducted and the end use regarding resolution 02-12-20A. Ms. Simpson responded that several environmental assessment and investigative studies have been conducted, and a remedial action work plan prepared for end use as an open space extension the existing Whitman Park. Ms. Williams asked who will be responsible for maintaining the site. Ms. Simpson responded that the City of Camden owns the site and it would be maintained as part of the City's open space inventory. Ms. Simpson responded to additional questions regarding Resolutions 02-12-20B and 02-12-20D.

Shawn Burke asked regarding Resolution 02-12-20A whether any of the testing revealed the presence of mercury and whether any of the contaminants were detected off-site. He asked about the process involved in Resolution 02-12-20B to acquire the properties and whether Eminent Domain is a tool that is being used. Ms. Simpson responded that the appraisal will establish the value of the properties and just compensation to be paid to the owners.

Old Business

None.

New Business

None.

Executive Session

The Interim Executive Director requested through the Chair, Executive Session to discuss personnel matters. Commissioner Davis moved and Commissioner Ramos seconded the action and all voted in favor of going into Executive Session. The Executive Session began at 6:43pm and concluded at 6:49pm. A motion was made by Commissioner Davis, seconded by Commissioner Leonard, and the board affirmatively voted to resume the regular session at 6:49pm.

Chairperson's Remarks and Observations

None.

Adjournment

Commissioner Davis made a motion to adjourn the meeting, which was seconded by Commissioner Leonard, and affirmed via voice vote by all commissioners and the meeting ended at approximately 6:50 PM.

INTERIM EXECUTIVE DIRECTOR'S REPORT

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ATTACHMENTS

E. FINANCE

The following is an explanation of the extraordinary current period revenue and expense transactions reflected in the January 1, 2020 – January 31, 2020 Revenue and Expense Report attached.

Revenue Report

Description Revenue	Amount	Additional Comment
Edwin Rafael Cruz Nunez (CRA Public Auction)	$ 515.00	Blk 1328 Lot 45 Admin Fee
Edwin Rafael Cruz Nunez (CRA Public Auction)	$ 14,850.00	Blk 1328 Lot 45
New Life Community Development Corporation	$ 13,806.54	Blk 1345 Lot 173&174
Total Land Sales/Redevelopment Agreement Fee	*$ 29,171.54*	
Campbell Soup	$ 500.00	Alpha Parking
CI Properties	$ 1,500.00	Parking Rent January
City of Camden	$ 50,000.00	Loan to CRA
Total Other CRA Revenue Sources	*$ 52,000.00*	
Michael's Redevelopment Fee	$ 5,000.00	Project Management Fee
Total Other CRA Revenue Sources	*$ 5,000.00*	
Total Revenue	**$ 86,171.54**	

Expense Report

Description Expense	Amount	Additional Comment
Base Salaries	$ 73,351.33	
Fringe	$ 4,581.47	
Total Salary, Wage, and Fringe Expense	*$ 77,932.80*	
Quill	$ 333.82	
Ricoh	$ 604.00	Copier Rent
Conference Calling	$ 25.26	
Total Office Supplies Expense	*$ 963.08*	
NJ Economic Development Authority	$ 500.00	Reliable Tire HDSRF Fee
Total Planning Expense	*$ 500.00*	
PNCBank	$ 32.00	
Total Bank Service Fee Expense	*$ 32.00*	
Courier Post	$ 59.04	Special Meeting Agenda
Total Board Development Expense	*$ 59.04*	
Total Expense	**$ 79,486.92**	

Prepared 2/21/2020
Prepared by NHW
Version # 1

CAMDEN REDEVELOPMENT AGENCY
CALENDAR YEAR 2020 ANTICIPATED REVENUES
(Jan 1, 2020 TO Jan 31, 2020)

(A)	(B)		(C)	(D)	(E)	(F)	(G)	(H)	(I)
ACCOUNT NUMBER	2020 ANTICIPATED REVENUES		2020 ANTICIPATED	CURRENT PERIOD REALIZED	2020 YTD REALIZED	TOTAL PROJECTED REVENUES (Feb - Dec 2020)	TOTAL PROJECTED REVENUES	VARIANCE (C TO G)	VARIANCE (%)
	12/31/2019 (Deficit)				$0.00		$0.00 $0.00	$0.00	
1	LAND SALES/REDEVELOPMENT AGREEMENTS								
	DRPA- Redevelopment Agreement		$363,332.00			$363,332.00	$363,332.00	$0.00	0.00%
	Cooper Grant -Poet's Walk- Land Sale		$100,000.00			$100,000.00	$100,000.00	$0.00	0.00%
	1800 Davis Street - Land Sale		$294,650.00			$294,650.00	$294,650.00	$0.00	0.00%
	Parkside (PBCIP) - HO Land Sale		$90,000.00			$90,000.00	$90,000.00	$0.00	0.00%
	North Camden Bailey St (Block 17)		$121,200.00			$121,200.00	$121,200.00	$0.00	0.00%
	Planned Parenthood - Land Sale		$140,000.00			$140,000.00	$140,000.00	$0.00	0.00%
	Parking Authority Mortgage Payment Block 150 Lot 3501		$126,000.00			$126,000.00	$126,000.00	$0.00	0.00%
	Reliable Tire Site Land Sale		$125,000.00			$125,000.00	$125,000.00	$0.00	0.00%
	Former Lanning Sq. West - Land Sale		$80,000.00			$80,000.00	$80,000.00	$0.00	0.00%
	City-wide Land Sale		$50,000.00	$15,365.00	$15,365.00	$34,635.00	$50,000.00	$0.00	0.00%
	Cooper Plaza Redev. Hsg. #1 - Land Sale		$120,000.00			$120,000.00	$120,000.00	$0.00	0.00%
	Cramer Hill Pilot scattered site HO - Land Sale		$329,000.00			$329,000.00	$329,000.00	$0.00	0.00%
	Small Redevelopment Project - Land Sale		$30,000.00			$30,000.00	$30,000.00	$0.00	0.00%
	New Life Community Development Corporation Land Sale		$13,806.54	$13,806.54	$13,806.54	$0.00	$13,806.54	$0.00	0.00%
	10th and Linden and Kimber Parking Lot Sale		$50,000.00			$50,000.00	$50,000.00	$0.00	0.00%
		SUBTOTAL	$2,032,988.54		$29,171.54		$2,032,988.54	$0.00	0.00%
2	PROJECT ADMINISTRATION/DEVELOPMENT FEES								
	North Camden Bailey St (Block 17)		$25,000.00			$25,000.00	$25,000.00		
	Centerville CNI HO Grant - Redeve Fee		$50,000.00			$50,000.00	$50,000.00		
	Reliable Tire Site Redev Fee		$25,000.00			$25,000.00	$25,000.00	$0.00	0.00%
	Former Lanning Sq. West - Redev. Fee		$30,000.00			$30,000.00	$30,000.00	$0.00	0.00%
	Cooper Grant -Poet's Walk- Red. Fee/Option		$10,000.00			$10,000.00	$10,000.00	$0.00	0.00%
	Planned Parenthood - Redeve Fee		$10,000.00			$10,000.00	$10,000.00	$0.00	0.00%
	Cramer Hill - Bl 814 - Redevelopment Fee 3		$25,000.00			$25,000.00	$25,000.00	$0.00	0.00%
	Cramer Hill - Redev Fee 3		$25,000.00			$25,000.00	$25,000.00	$0.00	0.00%
	Cooper Plaza Redev. Hsg. #1 - Redev. Fee		$20,000.00			$20,000.00	$20,000.00	$0.00	0.00%
	Michael's Redevelopment Fees		$5,000.00	$5,000.00	$5,000.00	$0.00	$5,000.00	$0.00	0.00%
		SUBTOTAL	$225,000.00		$5,000.00		$225,000.00	$0.00	0.00%
3&4	OPTION FEES: POTENTIAL PROJECTS								
						$0.00	$0.00	$0.00	#DIV/0!
						$0.00	$0.00	$0.00	#DIV/0!
		SUBTOTAL	$0.00		$0.00		$0.00	$0.00	#DIV/0!
	OTHER CRA REVENUE SOURCES								
	Loan From City of Camden		$50,000.00	$50,000.00	$50,000.00	$0.00	$50,000.00		
	City Invincible Parking Lease		$18,000.00	$1,500.00	$1,500.00	$16,500.00	$18,000.00		
	Campbell's Soup -Alpha Parking Rent		$6,000.00	$500.00	$500.00	$5,500.00	$6,000.00	$0.00	0.00%
		SUBTOTAL	$74,000.00		$52,000.00		$74,000.00	$0.00	0.00%
	TOTAL ANTICIPATED REVENUE FOR 2018		$2,331,988.54	$86,171.54	$86,171.54	$2,245,817.00	$2,331,988.54	$0.00	

CAMDEN REDEVELOPMENT AGENCY
FINANCIAL STATUS REPORT
AS OF January 31, 2020

(A) ACCOUNT NUMBER	(B) DEPARTMENT	(C) STAFF COUNT	(D) 2018 BUDGET	(E) CURRENT PERIOD EXPENDITURES	(F) YTD EXPENDITURES	(G) ENCUMBRANCES	(H) PROJECTED EXPENDITURES Feb - Dec 2020	(I) TOTAL PROJECTED EXPENDITURES	(J) VARIANCE (D to I)	(K) VARIANCE %
	PERSONNEL									
	PERSONNEL SALARY AND WAGES									
	BASE SALARIES		$915,950.72	$73,351.33	$73,351.33	$0.00	$814,829.10	$888,180.43	$27,770.29	3.03%
	FRINGE		$347,770.27	$4,581.47	$4,581.47	$0.00	$318,789.41	$323,370.88	$24,399.39	7.02%
	REIMBURSED SALARIES AND WAGES		($53,162.00)	$0.00	$0.00	$0.00	($22,491.62)	($22,491.62)	($30,670.38)	57.69%
	TOTAL PERSONNEL	**12**	**$1,210,558.99**	**$77,932.80**	**$77,932.80**	**$0.00**	**$1,111,126.90**	**$1,189,059.70**	**$21,499.29**	**1.78%**
	ADMINISTRATION									
	ADMINISTRATION OTHER EXPENDITURES									
	PENSION		$130,000.00	$0.00	$0.00	$0.00	$130,000.00	$130,000.00	$0.00	0.00%
	INSURANCE		$69,000.00	$0.00	$0.00	$0.00	$69,000.00	$69,000.00	$0.00	0.00%
	TAXES & FEES		$3,000.00	$0.00	$0.00	$0.00	$3,000.00	$3,000.00	$0.00	0.00%
	ADVERTISING/PUBLIC RELATIONS		$10,000.00	$0.00	$0.00	$0.00	$10,000.00	$10,000.00	$0.00	0.00%
	TRAVEL		$5,000.00	$0.00	$0.00	$0.00	$5,000.00	$5,000.00	$0.00	0.00%
	MEMBERSHIPS & SUBSCRIPTIONS		$5,000.00	$0.00	$0.00	$0.00	$5,000.00	$5,000.00	$0.00	0.00%
	TRAINING		$10,000.00	$0.00	$0.00	$0.00	$10,000.00	$10,000.00	$0.00	0.00%
	MAINTENANCE & REPAIRS		$30,000.00	$0.00	$0.00	$0.00	$30,000.00	$30,000.00	$0.00	0.00%
	OFFICE SUPPLIES		$20,000.00	$963.08	$963.08	$0.00	$19,036.92	$20,000.00	$0.00	0.00%
	BROWNFIELD COORDINATION		$15,000.00	$0.00	$0.00	$0.00	$15,000.00	$15,000.00	$0.00	0.00%
	BANK FEES		$3,000.00	$32.00	$32.00	$0.00	$2,968.00	$3,000.00	$0.00	0.00%
	CAPITAL EXPENDITURES		$15,000.00	$0.00	$0.00	$0.00	$15,000.00	$15,000.00	$0.00	0.00%
	TOTAL ADMINISTRATION		**$315,000.00**	**$995.08**	**$995.08**	**$0.00**	**$314,004.92**	**$315,000.00**	**$0.00**	**0.00%**
	PROFESSIONAL SERVICES									
	PROFESSIONAL SERVICES									
	FINANCIAL		$42,000.00	$0.00	$0.00	$0.00	$42,000.00	$42,000.00	$0.00	0.00%
	PLANNING		$40,000.00	$0.00	$0.00	$0.00	$40,000.00	$40,000.00	$0.00	0.00%
	OUTSIDE LEGAL		$100,000.00	$500.00	$500.00	$0.00	$99,500.00	$100,000.00	$0.00	0.00%
	COMMUNICATIONS		$15,000.00	$0.00	$0.00	$0.00	$15,000.00	$15,000.00	$0.00	0.00%
	TOTAL PROFESSIONAL SERVICES		**$197,000.00**	**$500.00**	**$500.00**	**$0.00**	**$196,500.00**	**$197,000.00**	**$0.00**	**0.00%**
	BOARD DEVELOPMENT									
	BOARD DEVELOPMENT		$14,000.00	$59.04	$59.04	$0.00	$13,940.96	$14,000.00	$0.00	0.00%
	TOTAL BOARD DEVELOPMENT		**$14,000.00**	**$59.04**	**$59.04**	**$0.00**	**$13,940.96**	**$14,000.00**	**$0.00**	**0.00%**
	TOTAL EXPENDITURES		**$1,736,558.99**	**$79,486.92**	**$79,486.92**	**$0.00**	**$1,621,631.82**	**$1,701,059.70**	**$35,499.29**	**2.04%**
					TOTAL PROJECTED REVENUES			**$2,331,988.54**		
					SURPLUS (DEFICIT)			**$630,928.84**		

BOARD RESOLUTIONS

&

SUMMARIES

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Economic Development /Brownfields

Resolution No.: 03-11-20A

Resolution Title:

Resolution Authorizing the City of Camden Redevelopment Agency to Make a Loan to the City of Camden Redevelopment Agency in the Amount of $611,307.75 from the U.S. Environmental Protection Agency Brownfields Revolving Loan Fund for the Environmental Cleanup of the Camden Laboratories Site in the Whitman Park Neighborhood

Project Summary:

- In 2013 the CRA, with a grant from the US Environmental Protection Agency (EPA), established a Brownfields Revolving Loan Fund (RLF) to make loans and sub-grants to fund environmental cleanup of Brownfield sites in Camden.
- The EPA RLF program allows CRA to make loans to itself for eligible projects and uses.
- Under a Shared Services Agreement with the City of Camden, CRA is conducting the environmental investigation, demolition, and remediation of the former Camden Laboratories Site located at 1667 Davis Street.
- The remediated site will be developed as an extension of the adjacent Whitman Park and will be occupied by youth athletic fields.
- The CRA has secured funding from the USEPA Brownfield Cleanup Grant Program and has applied to the NJ Hazardous Discharge Site Remediation Fund (HDSRF) to pay for the remediation. However, the proposed loan is needed to fill a funding gap. In addition, a portion of the loan will function as a "bridge loan" to pay contractors because of the delays in HDSRF disbursement.
- The CRA proposes to make a loan to itself to fund the environmental cleanup activities.
- The loan will be for a term of 20 years at 0% interest.
- The loan will be repaid from HDSRF grants including a proposed HDSRF grant which reimburses 25% of the cost of remediating a Site to an Unrestricted Use. Unrestricted Use refers to a Site that does not have a cap.

Purpose of Resolution:

To authorize and accept a loan

Award Process:

N/A

Cost Not To Exceed:

$611,307.75

Total Project Cost:

$902,934.00 (Remediation Cost + Contingency)

Total Park Development Cost is estimated at $4.0 million, to be funded through Camden County

Source of Funds	
US EPA Brownfields Cleanup Grant	$172,487.50
HDSRF Grant	$119,138.75
RLF Loan	$611,307.75
Total Sources	$902,934.00
Uses of Funds	
Engineer's Estimate of Remediation	$752,445.00
Project Contingency (20%)	$150,489.00
Total Uses	$902,934.00
Repayment	
HDSRF 75% Conservation Remediation Grant (awarded)	$445,195.00
HDSRF 25% Unrestricted Use Remediation Reimbursement Grant	$166,112.75
	$611,307.75

Resolution Authorizing the City of Camden Redevelopment Agency to Make a Loan to the City of Camden Redevelopment Agency in the Amount of $611,307.75 from the U.S. Environmental Protection Agency Brownfields Revolving Loan Fund for the Environmental Cleanup of the Camden Laboratories Site in the Whitman Park Neighborhood

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

WHEREAS, to this end, the CRA manages the Camden Brownfields Program on behalf of the City of Camden; and

WHEREAS, the CRA by Resolution 08-07-13C applied for and accepted a Brownfields Revolving Loan Fund (RLF) Grant from the United States Environmental Protection Agency (EPA) to establish a Revolving Loan Fund and entered into EPA Cooperative Agreement BF9628614-0 (the "Cooperative Agreement"); and

WHEREAS, the Cooperative Agreement provides funding in the form of low to no-interest loans and sub-grants that may be made available in support of environmental cleanup of Brownfield sites in the City of Camden, and

WHEREAS, the EPA Brownfields RLF Program allows for a grant recipient to make loans to itself for eligible projects and purposes; and

WHEREAS, CRA by Resolution 11-15-17B entered into a Shared Services Agreement with the City of Camden (City) to manage the US Environmental Protection Agency Brownfield Cleanup Grant (BF 9258700-0) for the remediation of the Camden Laboratories Site located at 1667 Davis Street and designated on the City Tax Map as Block 1392 Lot 33 (the "Subject Property"); and

WHEREAS, a RLF Loan is needed to serve as a bridge financing mechanism to ensure prompt payment to the contractors during the remediation of the Camden Laboratories Site and cover a funding gap; and

WHEREAS, funds necessary to repay the proposed loan will be obtained from the New Jersey Hazardous Discharge Site Remediation Grant Program (the "HDSRF Grants"); and

WHEREAS, CRA was awarded and has accepted by way of Resolution 02-12-20A a HDSRF grant in the amount of $564,333.75 for remedial action activities at the Camden Laboratories Site of which $445,195.00 is eligible to repay the proposed RLF Loan; and

WHEREAS, CRA will apply for a second, HDSRF grant after remedial action activities at the Site have been completed of which $166,112.75 is eligible to repay the loan; and

WHEREAS, the Loan Summary and Recommendation was reviewed and approved by the CRA Finance Committee.

NOW THEREFORE, BE IT RESOLVED, by the governing body of the City of Camden Redevelopment Agency that the Agency is hereby authorized to make a loan to the City of Camden Redevelopment Agency and that the Agency is authorized to accept a loan in an amount not to exceed $611,307.75 from the EPA Brownfields Revolving Loan Fund for the purpose of environmental cleanup activities at the Camden Laboratories Site for a term of twenty years at 0% interest; and

BE IT FURTHER RESOLVED that the Interim Executive Director, a duly authorized representative of the City of Camden Redevelopment Agency is hereby authorized and directed to execute a loan agreement and other loan documents, submit grant applications, execute grant agreements and 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
Vance C. Bowman			
Sheila Davis			
Gilbert Harden, Sr.			
Ian K. Leonard			
Jose Javier Ramos			
Maria Sharma			
Marilyn Torres			

_____

Marilyn Torres
Chairperson

ATTEST: _____

Olivette Simpson
Interim 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.: 03-11-20B

Resolution Title:
Resolution Designating the Delaware River Port Authority As the Redeveloper of Block 139.02, Lot 1.02 of the City of Camden Tax Map and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper for the Redevelopment of the Property Located in the Downtown Redevelopment Area

Project Summary:

- The Delaware River Port Authority (DRPA) seeks to acquire a small parcel of land at the corner of Federal Street and Delaware Avenue, Camden, designated as Block 139.02, Lot 1.02, which is currently owned by the CRA.
- Lot 1.02 is approximately 0.05 acres or 1962.05 square feet. CRA was under the belief that Lot 1.02 was owned by DRPA based on Camden City tax records. The title company for DRPA, however holds the opinion that the CRA is the owner of the property..
- DRPA is the owner of Lot 1.01 and seeks to acquire fee simple title to Lot 1.02 in order to consolidate the lots and enable the DRPA to install a solar power system on the consolidated lots to provide power for its headquarters at One Port Center, which is located directly across the street on Delaware Avenue.
- The Property would be sold to DRPA for the fair market value as established by an appraiser mutually agreeable to DRPA and CRA and to be engaged by DRPA.

Purpose of Resolution:

- Designate a Redeveloper
- Authorize a Cost Agreement
- Redevelopment Agreement

Award Process:
Property is located in an Area in Need of Redevelopment

Cost Not To Exceed:
TBD

Total Project Cost:
TBD

Source of Funds:
Redeveloper's Funds

Resolution Designating the Delaware River Port Authority As the Redeveloper of Block 139.02, Lot 1.02 of the City of Camden Tax Map and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper for the Redevelopment of the Property Located in the Downtown Redevelopment Plan

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 the Downtown Redevelopment Plan ("Redevelopment Plan "); and

WHEREAS, pursuant to the Local Redevelopment and Housing Law ("LRHL"), the Redevelopment Plan designated the CRA to implement the Redevelopment Plan and thereby authorized the CRA to enter into agreements with redevelopers to undertake redevelopment projects forming a part of or in furtherance of the Redevelopment Plan; and

WHEREAS, the CRA is the owner of Block 139.02, Lot 1.02 of the City of Camden Tax Map (the "Property"); and

WHEREAS, the Delaware River Port Authority (the "DRPA") is the owner of Block 139.02, Lot 1.01 which is adjacent to the Property;

WHEREAS, the DRPA proposes to acquire the Property and consolidate both Lots 1.01 and 1.02 in order to install a solar power system on the combined lots to provide power for its headquarters at One Port Center; and

WHEREAS, the Property would be sold to DRPA for the fair market value as established by an appraiser mutually agreeable to DRPA and CRA and to be engaged by DRPA.

NOW THEREFORE BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that the Delaware River Port Authority is hereby designated as Redeveloper of Block 139.02, Lot 1.02 and which designation shall include the right of the Redeveloper to purchase the Property for the fair market value of the Property; and

BE IT FURTHER RESOLVED, that this Redeveloper Designation shall expire on June 30, 2020 if an acceptable Redevelopment Agreement is not executed or if the designation is not extended in writing by the CRA prior to the deadline; and

BE IT FURTHER RESOLVED, that the Interim Executive Director, a duly authorized representative of the City of Camden Redevelopment Agency, is hereby authorized and directed to negotiate and enter into a Cost Agreement with the Redeveloper which will obligate the Redeveloper to pay the legal, appraisal, and/or survey costs that the CRA incurs in connection with the negotiation of the proposed Redevelopment Agreement and sale of the Property; and

BE IT FURTHER RESOLVED, that the Interim Executive Director, is hereby authorized and directed to negotiate and enter into a Redevelopment Agreement with the Redeveloper which sets forth the terms of the sale of the Property to the Redeveloper; and

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

ON MOTION OF:

SECONDED BY:

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Vance C. Bowman			
Sheila Davis			
Gilbert Harden, Sr.			
Ian K. Leonard			
Jose Javier Ramos			
Maria Sharma			
Marilyn Torres			

Marilyn Torres
Chairperson

ATTEST:

Olivette Simpson
Interim 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

Brownfields/Economic Development

Resolution No.: 03-11-20C

Resolution Title:
Resolution Authorizing a Professional Services Agreement with Greenbaum Rowe Smith & Davis, LLP in Connection with the Sale of Block 139.20, Lot 02 of the City of Camden Tax Map in the Downtown Redevelopment Area

Project Summary:

- The Delaware River Port Authority (DRPA) seeks to acquire a small parcel of land at the corner of Federal Street and Delaware Avenue, Camden, designated as Block 139.02, Lot 1.02, which is currently owned by the CRA.
- Lot 1.02 is approximately 0.05 acres or 1962.05 square feet. CRA was under the belief that Lot 1.02 was owned by DRPA based on Camden City tax records. The title company for DRPA, however holds the opinion that the CRA is the owner of the property.
- The DRPA is the owner of Lot 1.01 and seeks to acquire fee simple title to Lot 1.02 in order to consolidate the lots and enable the DRPA to install a solar power system on the consolidated lots to provide power for its headquarters at One Port Center, which is located directly across the street from Lot 1.02 on Delaware Avenue.
- The Property would be sold to DRPA for the fair market value as established by an appraiser mutually agreeable to DRPA and CRA and to be engaged by DRPA. Legal counsel is need in order to represent the CRA in the sale of the Property as General Counsel is not able to undertake the work due to a conflict.

Purpose of Resolution:
To authorize a professional services agreement and engage outside counsel

Award Process:
Green Baum Rowe Smith and Davis LLP is on the CRA's current Pre-Qualified List of Attorneys

Cost Not To Exceed:
XXX

Total Project Cost:
TBD

Source of Funds:
Redeveloper Funds

Resolution Authorizing a Professional Services Agreement with Greenbaum Rowe Smith & Davis, LLP in Connection with the Sale of Block 139.20, Lot 02 of the City of Camden Tax Map in the Downtown Redevelopment Area

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 the Downtown Redevelopment Plan ("Redevelopment Plan "); and

WHEREAS, pursuant to the Local Redevelopment and Housing Law ("LRHL"), the Redevelopment Plan designated the CRA to implement the Redevelopment Plan and thereby authorized the CRA to enter into agreements with redevelopers to undertake redevelopment projects forming a part of or in furtherance of the Redevelopment Plan; and

WHEREAS, the CRA is the owner of Block 139.02, Lot 1.02 of the City of Camden Tax Map (the "Property"); and

WHEREAS, the Delaware River Port Authority (the "DRPA") is the owner of Block 139.02, Lot 1.01 which is adjacent to the Property; and

WHEREAS, the DRPA proposes to acquire the Property and consolidate both Lots 1.01 and 1.02 in order to install a solar power system on the combined lots to provide power for its headquarters at One Port Center; and

WHEREAS, the Property would be sold to DRPA for the fair market value as established by an appraiser mutually agreeable to DRPA and CRA and to be engaged by DRPA; and

WHEREAS, legal counsel is need in order to represent the CRA in the sale of the Property as General Counsel is not able to undertake the work due to a conflict.; and

WHEREAS, Greenbaum Rowe Smith & Davis, LLP (Greenbaum Rowe) is on the CRA's current Pre-Qualified List of Attorneys and has previously represented the CRA in the negotiation of redevelopment and other agreements;

WHEREAS, it is deemed necessary and in the best interest of the CRA to engage the services of Greenbaum Rowe as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4 and or 20.5 as a professional services contract pursuant to N.J.S.A. 40A;11-5 (1) (a) as appropriate.

NOW THEREFORE BE IT RESOLVED, by the governing body of the City of Camden Redevelopment Agency, that the Interim Executive Director, a duly authorized representative of the Agency, is hereby authorized and directed to enter into a professional services agreement with Greenbaum Rowe Smith & Davis, LLP in connection with the negotiation of agreements and the sale of Block 139.02, Lot 1.02 to the Delaware River Port Authority in an amount not to exceed $ XXX on an hourly basis for a term of one year; and

BE IT FURTHER RESOLVED that the Interim 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.

03-11-20C (cont'd)

ON MOTION OF:

SECONDED BY:

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Vance C. Bowman			
Sheila Davis			
Gilbert Harden, Sr.			
Ian K. Leonard			
Jose Javier Ramos			
Maria Sharma			
Marilyn Torres			

Marilyn Torres
Chairperson

ATTEST:

Olivette Simpson
Interim 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

Brownfields/Economic Development

Resolution No.: 03-11-20D

Resolution Title:
Resolution Authorizing a Professional Services Agreement with Greenbaum Rowe Smith & Davis, LLP in Connection with the Sale of Certain Property Designated as Block 955, Lots 6, 9, 10 and 16 of the City Tax Map Located in the Cramer Hill Redevelopment Area

Project Summary:

- CRA by way of Resolutions 12-11-19A and 12-11-19B is serving as the City of Camden's agent to acquire four (4) privately-owned vacant, unimproved parcels in connection with the expansion of the Camden Charter School Network's school facilities in the City of Camden's Cramer Hill Neighborhood.

- CRA is authorized to proceed to acquire Block 955, Lots 6, 9, 10 and 16 under the City's statutory authority to exercise eminent domain in accordance with N.J.S.A. 40A: 12-3 and N.J.S.A. 20:3-1 to -50 and acquire these lots should the private property owners be unavailable or good faith negotiations unsuccessful.

- CRA will need to engage the services of an outside counsel with specific expertise in redevelopment matters to assist in the negotiation of the cost agreement and redevelopment agreement for the sale of the properties to the Camden Charter School Network.

Purpose of Resolution:
To authorize a professional services agreement and engage outside counsel

Award Process:
Green Baum Rowe Smith and Davis LLP is on the CRA's current Pre-Qualified List of Attorneys

Cost Not To Exceed:
XXX

Total Project Cost:
TBD

Source of Funds:
Redeveloper Funds

03-11-20D

Resolution Authorizing a Professional Services Agreement with Greenbaum Rowe Smith & Davis, LLP in Connection with the with the Sale of Certain Property Designated as Block 955, Lots 6, 9, 10 and 16 of the City Tax Map Located in the Cramer Hill Redevelopment Area

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

WHEREAS, the CRA by way of Resolutions 12-11-19A and 12-11-19B is serving as the City of Camden's agent to acquire four (4) privately-owned vacant, unimproved parcels in connection with the expansion of the Camden Charter School Network's school facilities in the City of Camden's Cramer Hill Neighborhood; and

WHEREAS, CRA, is authorized to proceed to acquire Block 955, Lots 6, 9, 10 and 16 under the City's statutory authority to exercise eminent domain in accordance with N.J.S.A. 40A: 12-3 and N.J.S.A. 20:3-1 to -50 if the private property owners are unavailable and good faith negotiations cannot be had or are unsuccessful; and

WHEREAS, CRA will need to engage the services of an outside counsel with specific expertise in redevelopment matters to assist in the negotiation of the cost agreement and redevelopment agreement for the sale of the properties to the Camden Charter School Network for school use; and

WHEREAS, Greenbaum Rowe Smith & Davis, LLP (Greenbaum Rowe) is on the CRA's current Pre-Qualified List of Attorneys and has previously represented the CRA in the negotiation of the redevelopment and other agreements; and

WHEREAS, it is deemed necessary and in the best interest of the CRA to engage the services of Greenbaum Rowe as a non-fair and open contract pursuant to the provisions of N.J.S.A. 19:44A-20.4 and or 20.5 and as a professional services contract pursuant to N.J.S.A. 40A;11-5 (1) (a) as appropriate.

NOW THEREFORE BE IT RESOLVED, by the governing body of the City of Camden Redevelopment Agency, that the Interim Executive Director, a duly authorized representative of the Agency, is hereby authorized and directed to enter into a professional services agreement with Greenbaum Rowe Smith & Davis, LLP in connection with the negotiation of agreements with the Camden Charter School Network for an amount not to exceed $XXX on an hourly basis for a term of one year; and

BE IT FURTHER RESOLVED that the Interim 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.

03-11-20D (cont'd)

ON MOTION OF:

SECONDED BY:

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Vance C. Bowman			
Sheila Davis			
Gilbert Harden, Sr.			
Ian K. Leonard			
Jose Javier Ramos			
Maria Sharma			
Marilyn Torres			

Marilyn Torres
Chairperson

ATTEST:

Olivette Simpson
Interim 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.: 03-11-20E

Resolution Title:

Resolution Authorizing a Professional Services Agreement with Woodard & Curran to Provide Remedial Action and Regulatory Services in Connection with 1350 Admiral Wilson Boulevard (Block 1464 Lot 4 & 5 of the City of Camden Tax Map)

Project Summary:

- The former Sears Tire & Battery Site is located at 1350 Admiral Wilson Boulevard (Block 1464 Lots 4 & 5) in the Gateway Office Park Zone adjacent to the Campbell Soup Company (CSC).
- The Project Development Agreement (PDA) which outlined the roles of various state and local agencies relative to the redevelopment of the Gateway Office Park project, obligated the CRA to conduct environmental investigation and remediation of the Site and to convey the Site to CSC.
- The Site continues to have persistent benzene contamination in the groundwater and it is necessary to remediate the contamination prior to issuing a final remediation document, known as the Response Action Outcome or RAO.
- CRA by way of Resolution 11-09-16B and in consultation with CSC, engaged Woodard & Curran to serve as the Licensed Site Remediation Professional (LSRP) and by Resolution 02-14-18A to engage the firm to provide remedial action and regulatory services for the Site.
- CRA continues to require LSRP, remedial action and regulatory services, as the remediation of the site is not completed.
- This resolution is seeks authorization for a new agreement with Woodard & Curran allowing the firm to complete the remedial action and regulatory services under an original agreement in an amount not to exceed $246,409.00 (the "Original Agreement") and to expand the scope of services to include the task of preparing and submitting to NJ Department of Environmental Protection a Remedial Action Protectiveness/Biennial Certification.
- The proposed cost for the additional services is an amount not to exceed $3,500.00. There is $80,655.00 remaining in the CRA approved budget of the Original Agreement and the budget will be adjusted to cover the proposed $3,500.00 cost for these additional services.

Purpose of Resolution:
Authorize a Professional Services Agreement

Award Process:
Non-fair and Open contract pursuant to the provisions of NJSA 19:44A-20.4 and or -20.5, as appropriate.

Cost Not To Exceed:
$246,409.00 – original contract

Total Project Cost:
$1.7 million

Source of Funds:
Economic Recovery Board Grant P20266

Resolution Authorizing a Professional Services Agreement with Woodard & Curran to Provide Remedial Action and Regulatory Services in Connection with 1350 Admiral Wilson Boulevard (Block 1464 Lot 4 & 5 of the City of Camden 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 Project Development Agreement (PDA) with the Campbell Soup Company (CSC), which outlines the obligations of the various parties relative to the redevelopment of the Gateway Office Park, obligates the CRA to conduct the environmental investigation and remediation of the former Sears Tire & Battery Site located at 1350 Admiral Wilson Boulevard and designated as Block 1464 Lots 4 and 5 on the City of Camden Tax Map (Site) and the conveyance of the Site to CSC; and

WHEREAS, the Site has persistent benzene contamination in the ground water which must be addressed prior to the issuance of a final remediation document, known as a Response Action Outcome (RAO), by the Licensed Site Remediation Professional (LSRP); and

WHEREAS, by Resolution 11-09-16B, the CRA designated Woodard & Curran as the LSRP for the Site and by Resolution 02-14-18A Woodard & Curran was engaged by CRA to provide remedial action and regulatory services in connection with the Site (the "Original" Agreement" dated March 20, 2018); and

WHEREAS, the CRA continues to require the services of a qualified licensed New Jersey engineering firm and Woodard & Curran is the LSRP for the Site, conducted the remedial technology evaluation, and previously identified the method for remediating the Site's ground water contamination, and

WHEREAS, it is deemed necessary and in the best interests of the CRA to enter into a new contract for remedial action and regulatory services to be performed by Woodard & Curran as the remediation of the site is not complete and for the provision of additional regulatory compliance services not included in the Original Contract related to the preparation and submission of a Remedial Action Protectiveness/Biennial Certification required by the NJ Department of Environmental Protection in an amount not to exceed $3,500.00.

NOW THEREFORE BE IT RESOLVED, by the governing body of the City of Camden Redevelopment Agency that the Interim Executive Director, a duly authorized representative of the Agency, is hereby authorized and directed to enter into a Professional Services Agreement with Woodard & Curran for an additional year in connection for Remedial Action and Regulatory Services for the former Sears Tire and Battery Site and to provide additional regulatory compliance services related to the preparation and submission of a Remedial Action Protectiveness/ Biennial Certification required by the NJ Department of Environmental Protection in an amount not to exceed $3,500.00; the cost of which will be allocated from $80,655.00 remaining in the approved budget under the Original Agreement and will not increase the original contract amount of $246,409.00.

BE IT FURTHER RESOLVED, that the Interim 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.

03-11-20E (cont'd)

ON MOTION OF:

SECONDED BY:

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Vance C. Bowman			
Sheila Davis			
Gilbert Harden, Sr.			
Ian K. Leonard			
Jose Javier Ramos			
Maria Sharma			
Marilyn Torres			

Marilyn Torres
Chairperson

ATTEST:

Olivette Simpson
Interim 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

Executive Office

Resolution No.: 03-11-20F

Resolution Title:
Resolution Authorizing the Sale of Certain Properties Pursuant to the Public Sale of Such Properties at Auction Held on March 10, 2020

Project Summary:

1. CRA Resolutions 10-09-19A and 02-12-20E authorized the exposure to public sale of certain CRA properties to the highest bidder subject to certain minimum bid requirements, conditions and restrictions.
2. After due notice and advertising and competitive bidding as required by N.J.S.A. 40A:12 – 13, and after due compliance with all other requirements of law, the individuals listed on Exhibit A did submit bids for the properties indicated, which were the highest bids received and met or exceeded the minimum bids established by Resolutions 10-09-19A and 02-12-20E.
3. This resolution authorizes the sale of the property to the highest bidders listed on Exhibit A.

Purpose of Resolution:
To authorize the sale of CRA-owned property from a public sale

Award Process:
Publicly advertised auction sale with conditions. Successful bidders are the highest bidders. By participation in the auction, the bidders have accepted the conditions and restrictions.

Cost Not to Exceed:
N/A

Total Project Cost:
N/A

Source of Funds:
Highest Bidders/Purchasers Funds

03-11-20F

Resolution Authorizing the Sale Properties Pursuant to the Public Sale of Such Properties at Auction Held on March 10, 2020

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

WHEREAS, the CRA desires to sell certain properties owned by the CRA that are not needed for public use, at a public sale to the highest bidders after public advertisement pursuant to N.J.S.A. 40A:12-13 et seq.; and

WHEREAS, the CRA by Resolutions 10-09-19A and 02-12-20E, authorized the exposure to public sale of certain CRA properties to the highest bidder subject to certain minimum bid requirements, conditions and restrictions; and

WHEREAS, on March 10, 2020 after due notice and advertising and competitive bidding as required by N.J.S.A. 40A:12 – 13, and after due compliance with all other requirements of law, the individuals listed on Exhibit A did submit bids for the properties indicated, which were the highest bids received and met or exceeded the minimum bids established by Resolutions 10-09-19A and 02-12-20E; and

WHEREAS, each bid is subject to acceptance or rejection by the CRA Board; and

WHEREAS, it is the desire of the CRA to authorize the sale of the properties listed on Exhibit A to the highest bidders; and

WHEREAS, all conditions listed in Resolutions 10-09-19A and 02-12-20E exposing such properties to public sale are incorporated by reference and made a part of this Resolution and such sales are made subject to such conditions.

NOW THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency that the Interim Executive Director, a duly authorized representative of the Agency, is hereby authorized and directed upon payment of the full purchase price to the CRA to complete the sale of each of the properties set forth in Exhibit A including the execution and delivery of Bargain and Sale Deeds and all required closing documents; and

BE IT FURTHER RESOLVED that the properties conveyed pursuant to this Resolution shall be subject to any and all conditions set forth in Resolutions 10-09-19A and 02-12-20E notice of the sale set forth in the Legal Advertisements published in the Courier Post on February 25, 2020 and March 3, 2020, conditions announced at the sale and this Resolution which conditions shall survive settlement; and

BE IT FURTHER RESOLVED that upon default of such conditions or covenants, the CRA shall have the right of re-entry to the land and premises; and

BE IT FURTHER RESOLVED that the Interim 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.

03-11-20F (cont'd)

ON MOTION OF:

SECONDED BY:

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Vance C. Bowman			
Sheila Davis			
Gilbert Harden, Sr.			
Ian K. Leonard			
Jose Javier Ramos			
Maria Sharma			
Marilyn Torres			

Marilyn Torres
Chairperson

ATTEST: _____
Olivette Simpson
Interim Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta, Esq.
Board Counsel

EXHIBIT A
PROPERTY LIST

CITY OF CAMDEN REDEVELOPMENT AGENCY
RESOLUTION SUMMARY

Finance

Resolution No.: 03-11-20G

Resolution Title:
Resolution Authorizing the Adoption of a List of Pre-Qualified Attorneys for the Year 2020

Project Summary:
The CRA finds itself from time to time in need of legal counsel in a timely and expedient manner. To this end the CRA pre-qualifies certain professionals and service providers in order to be able to meet its obligations. The pre-qualified list allows the CRA to request pricing from the firms and execute an agreement upon approval of the Board.

Purpose of Resolution:
To adopt a list of Pre-Qualified lawyers for the year 2020 including the following XXX firms:

Award Process:
Request for Qualifications – Fair and Open Process -Advertised in Courier-Post & CRA Website

Cost Not To Exceed:
N/A

Source of Funds:
N/A

Total Project Cost:
N/A

03-11-20G

Resolution Authorizing the Adoption of a List of Pre-Qualified Attorneys for the Year 2020

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

WHEREAS, to this end the CRA finds itself in need of legal counsel in a timely and expedient manner; and

WHEREAS, due to the potential of certain firms having professional conflicts it is sometimes necessary to engage an alternate firm; and

WHEREAS, often time is of the essence when matters are litigious; and

WHEREAS, in order to develop a pre-qualified list of attorneys, the CRA advertised a Request for Qualifications in the Courier Post for firms to apply to be placed on the list of pre-qualified law firms, in accordance with the 'fair and open' process and procedures established under the regulation and amendments to the N.J.S.A. 40A:11 et. seq.; and

WHEREAS, the CRA received XXXX (X) responses.

WHEREAS, the following firms were found to be qualified and therefore are requesting to be placed on the pre-qualified list:

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Camden Redevelopment Agency that the Executive Director of the Agency, a duly authorized representative of the Agency, is hereby authorized to adopt the above-delineated list of pre-qualified law firms to provide legal services to the CRA on a task by task basis, as needed.

BE IT FURTHER RESOLVED, that the Interim 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.

03-11-20G (cont'd)

ON MOTION OF:

SECONDED BY:

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Vance C. Bowman			
Sheila Davis			
Gilbert Harden, Sr.			
Ian K. Leonard			
Jose Javier Ramos			
Maria Sharma			
Marilyn Torres			

Marilyn Torres
Chairperson

ATTEST: _____
Olivette Simpson
Interim 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.: 03-11-20H

Resolution Title:
Resolution Authorizing a Professional Services Agreement with XXXXX for the Provision of General Counsel Legal Services for the Year 2020

Project Summary:
The CRA is in need of General Legal Counsel Services for 2020. **XXXX** has been deemed qualified to provide the required General Counsel Legal Services for the year 2020. XXXXX will provide these services at the hourly rates submitted in their proposal with a contract expiration date of February 28, 2021.

Purpose of Resolution:
To seek authorization to enter into an agreement with the firm of XXXXX to provide General Counsel Legal Services for 2020.

Award Process:
Pursuant to N.J.S.A. 40A 11-5 ((1) (a)(i)) for Professional Services

Cost Not To Exceed:
$XXXX

Funding Source:
Project Budgets and Operations

Total Project Cost:
Not To Exceed: $100,000

03-11-20H

Resolution Authorizing a Professional Services Agreement with XXXX for the Provision of General Counsel Legal Services for the Year 2020

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 determined that the provision of General Counsel Legal Services is necessary to assist the CRA in its daily activities;

WHEREAS, the firm of XXXX with its principal offices located at XXXX has been deemed qualified to provide the required General Counsel Legal Services for the year 2020; and

WHEREAS, pursuant to N.J.S.A. 40A 11-5 ((1) (a)(i)) the CRA desires to execute a professional services contract with the firm of XXXXX to provide General Counsel Legal Services at the hourly rates submitted in their proposal with a contract expiration date of February 28, 2021; and

NOW, THEREFORE, BE IT RESOLVED by the governing body of the City of Camden Redevelopment Agency, that the Interim Executive Director, a duly authorized representative of the Agency, is hereby authorized to enter into a one year professional services contract with the firm of XXXXX to provide General Counsel Legal Services at a cost not to exceed XXXXX Dollars ($XXXX) at the hourly rates set forth in the proposal submitted by XXXXX.

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

03-11-20H (cont'd)

ON MOTION OF:

SECONDED BY:

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Vance C. Bowman			
Sheila Davis			
Gilbert Harden, Sr.			
Ian K. Leonard			
Jose Javier Ramos			
Maria Sharma			
Marilyn Torres			

Marilyn Torres
Chairperson

ATTEST: _____
Olivette Simpson
Interim Executive Director

The above has been reviewed and approved as to form.

Mark P. Asselta, Esq.
Board Counsel