

The Board of Commissioners of the City of Camden Redevelopment Agency held its Regular Monthly Meeting on Wednesday, April 3 2013, at Camden City Hall, 520 Market Street, Council Chambers, 2nd Floor, Camden, New Jersey.

Chair Gloria Pena called the meeting to order at 6:19 PM. Board Clerk Carla Rhodes called roll.

Present: GP, BM, KH, LQ, and JV

Absent: VB and MS

Attendees: Sandra Ross Johnson, Carla Rhodes, and Olivette Simpson, CRA; Mark Asselta, Esq., Brown & Connery; Bruce Morgan of Ingerman Affordable Housing/BCM Affordable Housing, James Haley, Haley-Donovan, and Wilbert Mitchell, RESPOND, Inc.; Colandus "Kelly" Francis of the Camden County NAACP; Frank Fulbrook of 211 Penn Street, and LaVerne Williams of Branch Village

Ms. Rhodes advised the Board that, pursuant to the requirements of the Open Public Meetings Act, adequate notice(s) had been posted in the Courier Post and the Philadelphia Inquirer, as well as in the Office of the City Clerk.

Review of Minutes

Meeting Date	M	A	N	AB	Comments
February 28, 2013	BM	GP			There were no comments or questions.
March 6, 2013	JV	BM LQ JV			<i>Note: Commissioner Kenwood Hagamin arrived following the vote.</i>

Executive Director's Report

Meeting Date	M	A	N	AB	Comments
04-03-13					<p>A written report had previously been supplied. Executive Director Sandra Ross Johnson also followed up on items which arose during the Caucus:</p> <ul style="list-style-type: none"> ▪ Final details have yet to be supplied regarding the new filing procedures for Financial Disclosure forms. As a last resort, Commissioners should prepare to file by mail before April 30th. ▪ An Evaluation of the NSP2/YouthBuild Mentoring Program will be made available at the May Caucus. <p>Director Johnson introduced Bruce Morgan of Ingerman Affordable Housing/BCM Affordable Housing, who provided an update on activities relating to his application for tax credits to make development of Meadows at Pyne Poynt Phase II possible. Johnson advised that CRA did not own the site property; that the CRA's role was in putting forth the Economic Recovery Board Application, administering the grant, if approved, and monitoring the project.</p>

**Executive Director's Report
 (cont'd)**

Prior to Mr. Morgan's presentation, Board Counsel Mark Asselta informed the group of the status of other board membership of Commissioners Bryan Morton and Louis Quinones; respectively, Save Our Waterfront (SOW) and RESPOND, Inc. He explained that Mr. Morton had advised that his written resignation had been delivered to the office of SOW on Monday, April 1.

Mr. Wilbert Mitchell of RESPOND, Inc. offered support for Mr. Morgan's application and sought affirmation of Mr. Morton's resignation from the SOW Board of Directors. Mr. Morton stated his written notice had been addressed to 515 State Street, Camden, NJ.

Mr. Quinones took a seat among the public during this portion of the meeting.

Highlights of Mr. Morgan's presentation included notice of:

- Two Community Meetings had taken place in the weeks following the Board's March and April meetings. Sign-in sheets supplied did not conform to the Board's request) At the Board's urging, a third meeting will be held to elicit feedback from a larger pool of neighborhood residents. Board Chair Gloria Pena plans to attend and she invited all Commissioners to join her.
- The Community Benefits the planned site will feature include a playground for children, a community center (with a computer lab), and a community garden.

An outcome of the Community Meetings was the proposed expansion of parking spaces by the prospective developer.

Mr. Morgan emphasized the plan for Meadows at Pyne Poynt Phase II:

- Complies with the North Camden Neighborhood Plan, because it is providing "family housing," is building on a strength in the community (Meadows Phase I is a \$12 million project), and is building in phases.
- In response to the Administration's inquiry, he is interested in building market-rate housing "when the time is right" as well.

Ms. Pena expressed dissatisfaction with the manner in which Community Members had been informed and requested a Community Meeting to be held at a time when more Residents who work can participate. (SEE ABOVE.)

Commissioner Hagamin commended Mr. Morgan on his efforts and supported Commissioner Pena's recommendation. He also inquired about whether sufficient attention had been given to security issues that might arise in connection with the scale of the proposed project. Mr. Morgan advised that his firm will work with the Planning Board to ensure safety measures are taken and he plans to expand the Eyes in the Sky Program there.

<p>Executive Director's Report (cont'd)</p>					<p>Mr. Morgan hopes to secure CRA's support in order to obtain critical gap funding via the Economic Recovery Board.</p> <p>Commissioner Morton expressed extreme disappointment with the decision to forego the development of market-rate housing, which he recommended in previous meetings.</p> <p><i>Note: A vote to accept the report was not taken.</i></p>
--	--	--	--	--	--

Resolutions for Review and Action

		M	A	N	AB	Comments
04-03-13A	<p>Resolution Authorizing the Camden Redevelopment Agency to Add Melinda Sanchez and Bryan Morton to the List of Authorized Signatories for the Agency's Accounts held at PNC Bank and to Remove Prior Office Holders from Such Accounts</p>	<p>JV KH</p>	<p>GP BM KH LQ JV</p>			<p>There were no comments or questions.</p>
04-03-13B	<p>Resolution Authorizing the Camden Redevelopment Agency to Enter into a Master Lease with the Parking Authority of the City of Camden</p>	<p>LQ JV</p>	<p>GP BM KH LQ JV</p>			<p>There were no comments or questions.</p>
04-03-13C	<p>Resolution Authorizing the Camden Redevelopment Agency to Enter into a Short-term Lease with the Parking Authority of the City of Camden in Connection with Block 175, Lot 5</p>	<p>JV LQ</p>	<p>GP BM KH LQ JV</p>			<p>There were no comments or questions.</p>

Minutes of April 3, 2013
Regular Monthly Meeting

04-03-13D	Resolution Authorizing the Camden Redevelopment Agency to Enter into a Redevelopment Cost Agreement with Respond, Inc. in Connection with the Proposed Redevelopment of Certain Real Property in the Camden North Gateway Redevelopment Area (WITHDRAWN)					This Resolution was <i>WITHDRAWN</i> .
04-03-13E	Resolution Authorizing the Camden Redevelopment Agency to Grant a Deed of Easement and Right of Way to New Jersey-American Water Company, Inc. Relative to Block 810, Lot 4	LQ KH	GP BM KH LQ JV			There were no comments or questions.
04-03-13F	Resolution Authorizing an Amendment to the Remedial Work Management Agreement with The Salvation Army in Connection with the Remediation of a Portion of the Harrison Avenue Landfill	BM JV	GP BM KH LQ JV			There were no comments or questions.

Public Comments

Housing Director Olivette Simpson informed the Commissioner of Mr. Morgan's decision to host another Community Meeting on Saturday, April 20th, 1 PM, The Meadows at Pyne Poynt Phase I. Mr. Morton objected to the location and recommended staging the event in a neutral location. Ms. Pena concurred. Ms. Simpson agreed to circulate a flyer with details in advance of the meeting.

Ms. Williams of Branch Village inquired about Resolution 04-03-13E. How much does the project cost the city? Director Johnson is not aware of any costs, but she will research this matter and advise accordingly.

Regarding Resolution 04-03-13F, Ms. Williams asked: Are you reducing the size of the landfill? Director Johnson affirmed. She also asked: When will you (CRA) be able to build? How many people are working on the project from Camden? Director Johnson reported: Construction is underway and after construction 250 will be employed; as many as possible will be Camden residents.

Ms. Williams also inquired about Resolution 04-03-13. Director Johnson reported: This Resolution allows CRA to generate revenue in the short-term.

She requested clarification on the application deadline for the Meadows at Pyne Poynt Phase II tax credit and asked to be notified about the next Community Meeting. Director Johnson noted the deadline is in June.

Frank Fulbrook of 211 Penn Street asked if development of the Meadows at Pyne Poynt Phase II will be funded via NSP2. Director Johnson reported: NSP2 funding was used for Phase I. CRA plans to seek ERB funds for Phase II.

Mr. Fulbrook also reported the Cooper Grant Neighborhood Association is approaching Phase II of its development and it will encompass 100% market-rate housing.

Discussion ensued with Commissioners Vazquez and Morton expressing views regarding the difference between the viability of market-rate housing development in North Camden and Cooper Grant.

Colandus "Kelly" Francis of the NAACP commented on ERB's "odd pattern of funds distribution," noting funds awarded to the new Katz charter school in Parkside @ \$500k for the Boys & Girls Club. According to Mr. Francis, educational institutions are not eligible for ERB funds

Commissioner Morton noted several individuals who sit on the ERB may have conflicts, including Planning Board/Save Our Waterfront Chair Rod Sadler.

Mr. Francis also informed the Commissioners of Israel Roizman's appeal before the City Council for a PILOT. Reportedly, his proposal will insufficiently compensate the City for services and provides nothing for the School System. He alleged RESPOND is seeking the same privilege.

Mr. Francis also reminded the Commissioners of the Impact Study he supplied at the Board's Regular Monthly Meeting in March and opined, "Those developers (Ingerman and Roizman) aren't paying their fair share."

Chairperson's Remarks

None.

Executive Session

On a motion made by Commissioner Morton, seconded by Commissioner Jose Vazquez, an Executive Session commenced at 7:20 PM. The Public Session resumed at approximately 7:33 PM.

Old Business

None.

New Business

None.

Adjournment

This meeting adjourned at 7:35 PM

V2

The Board of Commissioners of the City of Camden Redevelopment Agency met on Thursday, March 28, 2013, at Camden City Hall, Suite 1300, 520 Market Street, Camden, New Jersey.

Chair Gloria Pena called the meeting to order at 6:19 PM. Board Clerk Carla Rhodes called roll.

Present: GP, BM, MS, and JV

Absent: VB, KH, and LQ

Attendees: Saundra Ross Johnson, Carla Rhodes, and James Harveson (by phone) CRA; Mark Asselta, Esq., Brown & Connery

Ms. Rhodes advised the Board that, pursuant to the requirements of the Open Public Meetings Act, adequate notice(s) had been posted in the Courier Post and the Philadelphia Inquirer, as well as in the Office of the City Clerk.

Review of Minutes

Meeting Date	M	A	N	AB	Comments
February 28, 2013 March 6, 2013					There were no comments or questions.

Executive Director's Report

Meeting Date	M	A	N	AB	Comments
03-28-13					<p>A written report had previously been supplied. Executive Director Saundra Ross Johnson also commented on a few items:</p> <ul style="list-style-type: none"> ▪ The City is still under consideration by The White House for hosting a Neighborhood Sustainability Workshop. ▪ There is a change in filing procedures for Financial Disclosure Forms; it has yet to be finalized. Notice will be supplied well in advance of the deadline. ▪ The proposed Charter School property sale @ 7th and Linden Streets closed on Thursday, March 28th and \$290,000 was delivered to CRA's Finance Department; construction is underway. ▪ Due to the announcement of a ShopRite opening on Admiral Wilson Boulevard, retail development discussions with Save-a-Lot regarding the property adjacent to the proposed Charter School have stalled. [The ShopRite land is owned by the City and Delaware River Port Authority (DRPA), and there is no redevelopment plan, so CRA's role is limited]. Consequently, Resolution D was withdrawn. ▪ The interested developer for Meadows II has requested an opportunity to present an update on community engagement activities to the Commissioners at the Regular Monthly Meeting on Wednesday, April 3.

<p>Executive Director's Report (cont'd)</p>				<p>In response to the Executive Director's Report:</p> <ul style="list-style-type: none"> ▪ Commissioner Bryan Morton recommended partnering with for-profit entities connected to the Charter School regarding retail development @ 7th & Linden. He also encouraged CRA to diversify its development partners and directed CRA Directors not to supply the Board with piecemeal details regarding development deals. ▪ Commissioner Pena noted it is important to adhere to the principles of the Board. ▪ Commissioner Sanchez questioned the fit of a Save-a-Lot in the North Camden Gateway. Commissioner Pena concurred. She also expressed concerns regarding the lack of information supplied concerning prospective development partners. <p>Commissioner Pena asked, "What is CRA's wow factor for 2013?" She recommended expanding relationships with new development partners to help Camden move forward.</p> <p>Director Johnson's report concluded with distribution of an amended Finance Report.</p> <p>Commissioner Pena inquired about a \$5,000 entry on the Report. The Director explained it is income from the School Development Authority for CRA's work on the Catto School.</p> <p>Commissioner Sanchez inquired about the balance on NSP2 account. The Director explained it is program income.</p> <p>There were no further comments or questions.</p>
--	--	--	--	---

Resolutions for Review and Action

		M	A	N	AB	Comments
04-03-13A	<p>Resolution Authorizing the Camden Redevelopment Agency to Add Melinda Sanchez and Bryan Morton to the List of Authorized Signatories for the Agency's Accounts held at PNC Bank and to Remove Prior Office Holders from Such Accounts</p>					<p>There were no comments or questions.</p> <p><i>Note: During the March 2013 Caucus, due to a professional conflict of interest, this Resolution was revised to replace Ms. Pena with Vice Chair Melinda Sanchez. The Commissioners also initiated discussion concerning whether to set a threshold on the amount checks should not exceed without requiring an authorizing signature by a Board member. This matter was to be discussed further with the Director of Finance and the Finance Committee.</i></p>

04-03-13B	<p>Resolution Authorizing the Camden Redevelopment Agency to Enter into a Master Lease with the Parking Authority of the City of Camden</p>				<p>Economic Development Director James Harveson explained that CRA is seeking to formalize a relationship and capture revenue. The Lease allows for speedy, unanticipated sales. Director Johnson noted that Cooper Hospital's development plans may require reclaiming a portion of the property in the near future. Commissioner Sanchez inquired about the impact this would have on revenue. Economic Development Director James Harveson informed the Board the economic impact will be determined at the time of negotiation.</p>
04-03-13C	<p>Resolution Authorizing the Camden Redevelopment Agency to Enter into a Short-term Lease with the Parking Authority of the City of Camden in Connection with Block 175, Lot 5</p>				<p>This Resolution was presented b Mr. Harveson. It covers a short-term lease on Block N, affording CRA 10% of revenues.</p> <p>There were no further comments or questions.</p>
04-03-13D	<p>Resolution Authorizing the Camden Redevelopment Agency to Enter into a Redevelopment Cost Agreement with Respond, Inc. in Connection with the Proposed Redevelopment of Certain Real Property in the Camden North Gateway Redevelopment Area (WITHDRAWN)</p>				<p>This Resolution was <i>WITHDRAWN</i>.</p>
04-03-13E	<p>Resolution Authorizing the Camden Redevelopment Agency to Grant a Deed of Easement and Right of Way to New Jersey-American Water Company, Inc. Relative to Block 810, Lot 4</p>				<p>Board Counsel Mark Asselta pointed out this Resolution carries a stipulation requiring approval by CRA staff and Counsel to ensure certain conditions pertaining to location of the pipeline are met.</p> <p>There were no further comments or questions.</p>

04-03-13F	<p>Resolution Authorizing an Amendment to the Remedial Work Management Agreement with The Salvation Army in Connection with the Remediation of a Portion of the Harrison Avenue Landfill</p>					<p>Due to budget constraints, CRA needs to eliminate some of the work requirements. Several Commissioners voiced concerns about the potential consequences of not securing the fringe area and inquired about what will happen with the seven-acre fringe-area after the Kroc Center opens. Mr. Harveson explained, in order to prevent undesirable impacts as a result of this action and to make possible the continuation of remediation activity at the site, the CRA is pursuing additional resources. Applications have been submitted for three clean-up grants and funding is anticipated by October 2013. We don't have resources to fence 58-acres.</p> <p>Once additional funding has been secured, it will take approximately six months to complete the work. According to Director Johnson, the Kroc Center is scheduled to open October 2014.</p> <p>Ms. Pena advised Staff to consider options to secure the site.</p> <p>Director Johnson noted Solar Field Development development is likely to yield additional revenue to make proper enclosure possible.</p> <p>Mr. Harveson also informed the Commissioners of additional resources DEP has obtained to address damage incurred during Hurricane Sandy. Board Counsel Mark Asselta asked if the DEP grant can be utilized to secure the site. That is to be determined.</p>
-----------	---	--	--	--	--	---

Public Comments

Mr. Frank Fullbrook of 211 Penn Street inquired about the status of development at the Pierre Building. He was informed by Ms. Pena that questions posed during the Public Session should pertain only to Resolutions under consideration by the Board.

No other members of the public were present.

Chairperson's Remarks

Ms. Pena thanked Director Johnson for four years of service as the Executive Director and Board Secretary and commended her on doing a great job.

Executive Session

On a motion made by Commissioner Sanchez, seconded by Commissioner Morton, an Executive Session commenced at 7:05. The Public Session resumed at 7:53

Old Business

None.

New Business

None.

Adjournment

On a motion made by Commissioner Jose Vazquez, seconded by Mr. Morton, this meeting adjourned at 7:55 PM
V1