

The Regular Monthly Meeting of the Board of Commissioners of the City of Camden Redevelopment Agency was held on Wednesday, July 10, 2013, at Camden City Hall, Council Chambers, 2nd Floor Conference Room, 520 Market Street, Camden, New Jersey.

Chair Gloria Pena called the meeting to order at 6:07 PM. Board Clerk Carla Rhodes called roll.

Present: GP, KH, LQ, and MS

Absent: BM

Attendees: Novella Hinson and, Marc Riondino, Esq., City of Camden; Saundra Ross Johnson, Mark Asselta, Esq., Carla Rhodes, Johanna Conyer, Olivette Simpson, and Ron Williams, CRA; Joseph Myers, Maurie Smith and Brett Whitsey representing the Parking Authority of the City of Camden; Colandus "Kelly" Francis, Camden County NAACP; Dayle Rosenzweig, Manager, Real Estate Operations, Campbell Soup Company and Brian Conlon, Associate, Langan Engineers, and Claudia Vargas, Philadelphia Inquirer

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

Review of Minutes

Meeting Date	M	A	N	AB	Comments
June 27, 2013	LQ KH	GP KH LQ MS			The Minutes were accepted as submitted. On a Motion made by Commissioner Louis Quinones, seconded by Commissioner Kenwood Hagamin, the Minutes were approved. In a Voice Vote, this action was affirmed by all.

Executive Director's Report

Meeting Date	M	A	N	AB	Comments
July 10, 2013	LQ MS	GP KH LQ MS			In addition to the written report previously submitted, Executive Director Saundra Ross Johnson informed the Commissioners of Housing Director/NSP2 Administrator Olivette Simpson's 10 th anniversary of service at the agency and commended her on a job well done. Ms. Johnson also introduced Ms. Dayle Rosenzweig, Manager of Real Estate Operations for Campbell Soup Company, who provided an overview of activity at the proposed parking lot at 1035 Line Street. Ms. Rosenzweig was accompanied by Brian Conlon, Associate, Langan Engineers.. (See renderings attached.) She reported Campbell's responsibility to demolish properties on the land had been completed and, while the New Jersey Department of Environmental Protection (NJDEP) is obligated to remediate the site, it is uncertain how long it will take. NJDEP has approved use of a portion of the property for parking. If authorized to proceed, Mr. Conlon will oversee construction of the parking lot.

Executive Director's Report (cont'd)
July 10, 2013

There were no further comments or questions.

On a motion made by Commissioner Quinones, seconded by Commissioner Melinda Sanchez, the Executive Director's Report was approved. In a Voice Vote, this action was affirmed by all.

Resolutions for Review and Action

		M	A	N	AB	Comments
07-10-13A	Resolution Authorizing the City of Camden Redevelopment Agency to Enter into a First Amendment to a Ground Lease Agreement with 1035 Line Street Company to Permit Parking on Block 1449, Lots 3 and 6 (the Alpha Metals Property)	LQ MS	GP KH LQ MS			On a Motion made by Commissioner Quinones, seconded by Commissioner Sanchez (verify), this Resolution was adopted. In a Roll Call Vote, this action was affirmed by all. <i>Note: Commissioner Vance Bowman arrived after this vote.</i>
07-10-13B	Resolution Authorizing the Camden Redevelopment Agency to Enter into a Redevelopment Agreement with the PARKING AUTHORITY OF THE CITY OF CAMDEN for Certain Properties Located in the Downtown Redevelopment Area and Other Areas of the City and to Convey Such Properties to the PARKING AUTHORITY OF THE CITY OF CAMDEN Pursuant to Such Redevelopment Agreement	VB LQ	GP VB KH LQ MS			On a Motion made by Commissioner Vance Bowman, seconded by Commissioner Quinones, this Resolution was adopted. In a Roll Call Vote, this action was affirmed by all. <i>Note: Commissioner Jose Vazquez arrived after this vote.</i>

07-10-13C	Resolution Amending Resolution 12-06-12A to Change the Name of the Purchaser of Block 284, Lots 13 & 14 (701-703 Broadway) to Broadway Associates 2010, LLC TABLED					Chair Gloria Pena tabled this Resolution; pending review of additional information.
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Public Comments

Mr. Colandus "Kelly" Francis inquired about Resolution 07-10-13A. He asked if the property was that of the former Cutler Metals and was it demolished. Executive Director Johnson affirmed. Mr. Francis also urged the agency to continue efforts to clear the former Lanning Square West area, because it is an imminent danger. According to Mr. Francis, several properties have become rental properties with absentee landowners who do not know the urgency of creating a safe environment.

Chairperson's Remarks

Chair Gloria Pena thanked Ms. Simpson on behalf of the Board for her hard work and dedication. She also thanked the Commissioners for attending and ensuring a quorum.

Executive Session

None.

Old Business

None.

New Business

None.

Adjournment

On a Motion made by Commissioner Bowman, seconded by Commissioner Quinones, this meeting adjourned at 6:25 PM. In a Voice Vote, this action was affirmed by all.

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Minutes of July 25, 2013
Board Caucus

The Board of Commissioners of the City of Camden Redevelopment Agency met on Thursday, July 25, 2013, at Camden City Hall, 16th Floor Conference Room, 520 Market Street, Camden, New Jersey.

Chair Gloria Pena called the meeting to order at 6:05 PM. Board Clerk Carla Rhodes called roll.

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

Absent: VB, BM

Attendees: Sandra Ross Johnson, Carla Rhodes, Johanna Conyer, Olivette Simpson, and Evelyn Fisher, CRA; Louis Bezich, Esq., The Cooper Health System; Morris Smith, Esq. and Kevin Sheehan, Esq., Shaneka and Stephanie Boucher, Kadeesha Concepcion, Jamar Byrd, LaShaeenda Carter, Sharon Smalls, Steven Davis and Karen Merricks of the Camden Community Charter School

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
July 10, 2013					There were no questions or comments.

Executive Director's Report

Meeting Date	M	A	N	AB	Comments
August 7, 2013					<p>In addition to the written report, Executive Director Sandra Ross Johnson advised the Commissioners of the Employment Opportunities Act of 2013 (EOA), which currently is under review in Trenton. Enactment of EOA is anticipated to occur in early-August; Camden is expected to be designated as a Growth Zone. This should positively affect Gap Financing for current and new projects.</p> <p>Ms. Johnson's report included two presentations: Morris Smith, Esq., representing the Camden Community Charter School and Louis Bezich, Esq., representing The Cooper Health System. Ms. Johnson advised that the charter school sought an extension of its redevelopment agreement.</p> <p><u>Presentation #1</u> Mr. Smith thanked the Board for affording him an opportunity to appear. He was accompanied by Kevin Sheehan, Esq., who worked on the redevelopment agreement, which resulted in some \$300,000 for the City of Camden Redevelopment Agency (CRA). Shaneka Boucher, director of community outreach, a Camden resident focusing on job opportunities and student placement/accounting, and several others working on the student accounting side of operations were also present.</p>

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Mr. Smith advised that the project's completion has been adversely affected by the State's limiting enrollment to 150 students for year one. Because the current building will be sufficient to accommodate full enrollment, construction of the second facility is not expected to commence until next year. Therefore, a completion extension is requested from 2015-2017.

(Commissioner Melinda Sanchez arrived at this time.)

Mr. Smith also submitted a report relating to employment. Because of the small size of the school, few positions will need to be filled.

TM Ward, a national construction firm, has hired one Camden resident at the site. The private security firm has retained one Camden resident, and additional opportunities will be available in the fall. Mr. Smith advised that the developer is working to build ties with North Camden community leaders, namely representatives of Save Our Waterfront (SOW), RESPOND, Inc., and the North Camden Little League.

A Jobs Fair focusing on future opportunities is anticipated for early- to mid-August on a Saturday morning; this will allow maximal participation by local residents. The developer and its vendors will participate.

Chair Gloria Pena requested an opportunity to visit the site when the school opens. She also asked about how the Jobs Fair will be promoted and requested details regarding donations to community groups.

Community Outreach Director Boucher reported neighborhood groups have been informed of the Jobs Fair tentative date(s) of August 3 or August 10 via telephone, social media, flyers, and elected officials. She is also developing partnerships with Campbell's Soup, YMCA, and local churches.

Mr. Smith noted that the developer has donated to two Little League clubs, provided information/technical assistance to SOW, and is collaborating with RESPOND on revenue generation. Aramark will manage the food service during the first year of operation.

Presentation #2

Mr. Bezich gave an overview of Project Area C's blocks 191-196 and their importance to the Renaissance School Project. Ms. Johnson advised that the agenda and resolutions relating to the Cooper Health System would be revised, given changes which occurred at a meeting earlier in the week with the Cooper Health System, City and CRA staff and the attorney handling the transaction. Further discussion on this matter was tabled by Chair Pena, pending review of additional information and consultation with the Board's Counsel. Vice Chair Melinda Sanchez stated she has many questions about the project.

Resolutions for Review and Action

		M	A	N	AB	Comments
08-07-13A	Resolution Approving an Amendment to the Redevelopment Agreement Between the City of Camden Redevelopment Agency and Education Capital Solutions, LLC for the Charter School Project Located in Blocks 87 and 89 in the City of Camden Relating to the Deadline for the Completion of Project Improvements					There were no comments or questions.
08-07-13B	Resolution Designating The Cooper Health System, a Non-Profit Corporation, as Redeveloper of Project Areas A and B within the Cooper Plaza and Lanning Square Redevelopment Areas					<i>Tabled.</i>

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Minutes of July 25, 2013
Board Caucus

08-07-13C	Resolution Amending Resolution 06-27-13E Authorizing the City of Camden Redevelopment Agency to Enter into an Option Agreement (Project Area A) with The Cooper Health System, a New Jersey Non-Profit Corporation, for the Sale and Redevelopment of Certain Properties within the Lanning Square Area by Adding Certain Properties to Such Option Agreement					Tabled.
08-07-13D	Resolution Designating Cooper Lanning Square Renaissance School Facilities, Inc. as Redeveloper of Project Area C within the Lanning Square Redevelopment Area					Tabled.
08-07-13E	Resolution Authorizing the City of Camden Redevelopment Agency to Enter into an Option Agreement (Project Area C) with Cooper Lanning Square Renaissance School Facilities, Inc. for the Sale and Redevelopment of Certain Properties in the Lanning Square Redevelopment Area					Tabled.

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08-07-13F	<p>Resolution Authorizing the City of Camden Redevelopment Agency to Enter into a Shared Services Agreement with the City of Camden for Planning Consulting Services</p>				<p>This Resolution was presented by Housing Director Olivette Simpson. It seeks to improve efficiency in advancing ERB-related work.</p> <p>Ms. Sanchez inquired as to who will manage the consultant and the timeframe for implementation. Ms. Simpson reported, Planning and Development Director Edward Williams, manages the work of the firm, but she manages the grant. The planning priorities are the former prison site in North Camden and the Whitman Park/Mt. Ephraim Transformation Plan.</p> <p>Ms. Pena asked about when the Whitman Park Project will begin.</p> <p>Ms. Johnson noted work would commence once the award is made. The application deadline is September 10, 2013.</p>
08-07-13G	<p>Resolution Authorizing the City of Camden Redevelopment Agency to Accept a Grant from the United States Environmental Protection Agency's (USEPA) Brownfields Revolving Loan Fund Grant Program</p>				<p>This Resolution was presented by Finance Director Johanna Conyer, who announced an award to CRA of nearly \$2 million. <i>(Correction: Matching funds are required.)</i></p> <p>Ms. Sanchez requested clarifications in the Summary's language. She also asked if the purpose of the award is to provide loans. Ms. Conyer affirmed.</p> <p>Ms. Pena asked about who would manage the loans and oversee disbursement. Ms. Conyer confirmed the funds are for use in targeted areas and affirmed she will manage the loans in consultation with the Finance Committee.</p> <p><i>(Note: Director Johnson left the meeting after the Resolutions had been reviewed.)</i></p>

Public Comments

Mr. Smith introduced additional guests who were present in support of the Camden Community Charter School.

Chairperson's Remarks

There were no comments.

Executive Session

None.

Old Business

Ms. Sanchez announced the completion of the by-laws. She also circulated a 2013 Commissioners' Attendance Roster and described the City Ordinance provisions that will be included in the CRA by-laws.

Ms. Pena asked Commissioners to plan to participate by phone if they will not be able to attend meetings.

Commissioner Kenwood Hagamin asked if the CRA board is empowered to remove Commissioners since they are appointed by the City Council. Considerable discussion ensued regarding excusable absences. Board Counsel Mark Asselta will advise accordingly.

New Business

Ms. Pena reiterated a prior directive: If Resolutions are not complete, they should not appear on the agenda. Ms. Rhodes acknowledged prior notification. Ms. Conyer informed the Commissioners that staff performs as directed by the Executive Director.

Commissioner Jose Vazquez concurred with Ms. Pena and noted board preparation was part of his recent discussion with Mayor Dana Redd.

Adjournment

On a motion made by Commissioner Louis Quinones, seconded by Commissioner Hagamin this meeting adjourned at 7:00 PM.

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