

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: Sandra 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 Sandra 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 Consequently, Resolution D was withdrawn.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.

VB = Commissioner Vance Bowman KH = Commissioner Kenwood E. Hagamin, Jr. BM = Commissioner Bryan Morton
 GP = Commissioner Gloria Pena LQ = Commissioner Louis Quinones MS = Commissioner Melinda Sanchez
 JV = Commissioner Jose A. Vazquez

<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>
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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>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.</p>

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04-03-13B	Resolution Authorizing the Camden Redevelopment Agency to Enter into a Master Lease with the Parking Authority of the City of Camden					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.
04-03-13C	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					This Resolution was presented b Mr. Harveson. It covers a short-term lease on Block N, affording CRA 10% of revenues. There were no further comments or questions.
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 (<i>WITHDRAWN</i>)					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					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. There were no further comments or questions.

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>
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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
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