

Minutes of March 6, 2013  
Regular Monthly Meeting

The Board of Commissioners of the City of Camden Redevelopment Agency held its Regular Monthly Meeting on Wednesday, March 6, 2013, at Camden City Hall, Council Chambers, 520 Market Street, Camden, New Jersey.

Chair Gloria Pena called the meeting to order at 6:10 PM. Board Clerk Carla Rhodes called roll.

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

**Absent:** VB, BM, and KH

**Attendees:** Sandra Ross Johnson, Carla Rhodes, Johanna Conyer, James Harveson, and Olivette Simpson, CRA; Mark Asselta, Esq., Brown & Connery; Colandus "Kelly" Francis, Camden County NAACP, Frank Fulbrook of 211 Penn Street. and Orlando Rivera of Rivera Law LLC

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
January 31, 2013	LQ				There were no comments or questions.  <i>Note: Minutes contained in the Board Materials disseminated for this meeting were for the dates indicated here, not those publicly announced (January 9 and January 16, 2013).</i>
February 6, 2013	JV				

Executive Director's Report

Meeting Date	M	A	N	AB	Comments
03-06-13	JV MS	GP LQ MS JV			<p>A written report had previously been supplied. Executive Director Sandra Ross Johnson also expounded upon her previous notice of successful completion of the spenddown phase of the NSP2 program and acknowledged the enormous individual contributions of staff, including: Olivette Simpson as the program administrator, Sulena Robinson-Rivera, Dwaine Williams, Donna Helmes, Angela Goode, Johanna Conyer and Carla Rhodes. She also commended Ms. Conyer for her work on the EPA Grant in collaboration with Economic Development Director James Harveson.</p> <p>Chairperson Gloria Pena expressed appreciation for the staff's hard work and its success in attaining compliance with established guidelines and regulations.</p> <p>There were no further comments or questions.</p> <p>On a motion made by Commissioner Jose Vazquez, seconded by Commissioner Melinda Sanchez, the Executive Director's Report was approved. In a Voice Vote, adoption was affirmed by all.</p>

Resolutions for Review and Action

		M	A	N	AB	Comments
03-06-13A	Resolution Authorizing the Camden Redevelopment Agency to Add Gloria Pena 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					Due to a professional conflict, Ms. Pena abstained, leaving the Meeting without quorum.  THIS RESOLUTION WAS TABLED.  Board Counsel Mark Asselta advised staff to continue operating with current signatories until action is taken on this Resolution.
03-06-13B	A Resolution Establishing that a Business Entity which Makes Political Contributions to Municipal Candidates and Municipal and County Political Parties in Excess of Certain Thresholds Shall be Limited in its Ability to Receive Public Contracts from The Camden Redevelopment Agency in the County of Camden	LQ JV	GP LQ MS JV			On a motion made by Commissioner Louis Quinones, seconded by Mr. Vazquez, this Resolution was approved. In a Roll Call Vote, adoption was affirmed by all.  There were no further comments or questions.
03-06-13C	Resolution Authorizing the Camden Redevelopment Agency to Accept a Grant from the Hazardous Discharge Site Remediation Fund in the Amount of \$860,323 for Remedial Action at the Harrison Avenue Landfill (#P37760)	JV MS	GP LQ MS JV			On a motion made by Mr. Vazquez, seconded by Ms. Sanchez, this Resolution was approved. In a Roll Call Vote, adoption was affirmed by all.  There were no further comments or questions.

Minutes of March 6, 2013  
Regular Monthly Meeting

03-06-13D	<p><b>Resolution Authorizing the Camden Redevelopment Agency to Enter into a Professional Services Agreement with Langan Engineering &amp; Environmental Services to Provide Environmental Investigation and Remediation Services in Connection with the Former Sears Tire &amp; Battery Site</b></p>	<p>JV MS</p>	<p>GP LQ MS JV</p>		<p>On a motion made by Mr. Vazquez, seconded by Ms. Sanchez, this Resolution was approved. In a Roll Call Vote, adoption was affirmed by all.</p> <p>There were no further comments or questions.</p>
03-06-13E	<p><b>Resolution Authorizing the Camden Redevelopment Agency to Enter into a Professional Service Agreement with Dresdner Robin for the Preparation of a Fill Use Plan in Connection with the Remediation of the ABC Barrel Company Site</b></p>	<p>MS LQ</p>	<p>GP LQ MS JV</p>		<p>On a motion made by Ms. Sanchez, seconded by Mr. Quinones, this Resolution was approved. In a Roll Call Vote, adoption was affirmed by all.</p> <p>There were no further comments or questions.</p>
03-06-13F	<p><b>Resolution Authorizing the Transfer of Certain Real Property (Block 182, Lot 84) to the City of Camden for Nominal Consideration</b></p>	<p>MS JV</p>	<p>GP LQ MS JV</p>		<p>On a motion made by Ms. Sanchez, seconded by Mr. Vazquez, this Resolution was approved. In a Roll Call Vote, adoption was affirmed by all.</p> <p>There were no further comments or questions.</p>

03-06-13G	<b>Resolution Amending Resolution 02-06-13D and Thereby Authorizing the Camden Redevelopment Agency to Accept Conveyance by the City of Camden of Certain Additional Real Property Located in the Camden North Gateway Redevelopment Area</b>	<b>LQ JV</b>	<b>GP LQ MS JV</b>		<p>On a motion made by Mr. Quinones, seconded by Mr. Vazquez, this Resolution was approved. In a Roll Call Vote, adoption was affirmed by all.</p> <p>There were no further comments or questions.</p>
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**Public Comments**

Mr. Colandus "Kelly" Francis of the Camden County NAACP inquired about Resolution 03-06-13D. He asked, "Who is the owner of the site?" Mr. Harveson informed him that the site is currently owned by Campbell Soup Company. However, CRA has an ongoing obligation to monitor activity until remediation has been completed. Mr. Francis also asked, "Have the tanks been moved." Mr. Harveson affirmed and noted CRA will continue to monitor activity at the site for two years.

Mr. Francis also asked whether action had been taken regarding a proposal to build additional family housing (Ingerman @ Meadows II) presented at CRA's February 2013 Regular Monthly Meeting. Ms. Johnson reported no action has been taken and explained the land in question is owned by the City; sale will be handled by the City. Ms. Simpson noted that a Community Meeting was hosted by SOW at Meadows I on March 6<sup>th</sup> to allow greater public participation in planning.

Mr. Francis shared concerns regarding the negative impact of tax abatements and PILOTS on depressed communities and school districts as well, noting that, per the Comptroller's Report, Camden has the largest number of PILOTS in the state. Copies of the Comptroller's Report and a Fiscal Impact Study for a proposed development in Cherry Hill, NJ were distributed.

*(Correction: The Board was subsequently notified that the SOW/Meadows II Meeting was held @ Meadows I on March 7<sup>th</sup>, 4:00-6:30.)*

**Public Comments (cont'd)**

Mr. Frank Fulbrook of 211 Penn Street inquired about the location of properties referenced in Resolution 03-06-13G. Mr. Harveson explained this Resolution pertains to parcels at the 7<sup>th</sup> & Linden site where the proposed Charter School intends to open. He also asked whether the strategy described in Resolution 03-06-13E concerning the remediation project at the ABC Barrell Company will completely close the financial gap. Mr. Harveson explained the bid was \$1.2 million; \$300,000 more than available funds. An alternative Disposal Strategy should lower the cost. Three bids were received. A new RFP will be issued following DEP's reading. The intent is to transfer to the Harrison Avenue site. Mr. Fulbrook noted the ABC Barrell project has been on the Cooper Grant Neighborhood Association agenda's since the late-90s and it has been a labor of love.

**Chairperson's Remarks**

Ms. Pena referenced her earlier comments pertaining to recent accomplishments by staff.

**Executive Session**

Postponed until the next Meeting when all Board of Commissioners are expected to be in attendance.

**Old Business**

None.

**New Business**

None.

**Adjournment**

On a motion made by Mr. Vazquez, seconded by Ms. Sanchez, this meeting adjourned at approximately 6:50 PM.

V2



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

Chair Gloria Pena called the meeting to order at 6:38 PM. Board Clerk Carla Rhodes called roll.

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

**Absent:** VB, BM, and KH

**Attendees:** Sandra Ross Johnson, Carla Rhodes, James Harveson, and Olivette Simpson, 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
January 31, 2013					There were no comments or questions.
February 6, 2013					

Executive Director's Report

Meeting Date	M	A	N	AB	Comments
02-28-13					<p>A written report had previously been supplied. There were no comments or questions.</p> <p>Executive Director Sandra Ross Johnson also informed the Commissioners that the day marked her fourth anniversary at the Camden Redevelopment Agency (CRA). Ron Williams, a newly recruited intern with considerable experience in business administration and strategic planning, was introduced. Ms. Johnson reviewed the CHOICE grant application planning process and discussed CRA's collaborative role with the Housing Authority of the City of Camden which is the CHOICE lead application. CHOICE includes the neighborhoods of Liberty Park, Whitman Park and Centerville. Four awards will be made among 17 applicants who received \$300,000 each for planning the final grant application. Housing Director Olivette Simpson serves along with Ms. Johnson on the CHOICE Grant Application Leadership Team.</p>

<p><b>Executive Director's Report (cont'd)</b></p>				<p>Ms. Johnson also reported on the February 21<sup>st</sup> review with NJ Department of Community Affairs, Division of Local Government Services Fiscal Monitor Richard Richardella and CRA's division directors. To further his understanding of CRA's scope of work, Mr. Richardella will participate in the Senior Staff/Projects Meeting of March 20<sup>th</sup> and subsequently meet individually with division directors, starting with Jim Harveson.</p> <p>Ms. Simpson added that NSP2 spenddown completion had been certified.</p> <p>Ms. Pena asked for recreational opportunities to be made available through the CHOICE plan.</p> <p>Commissioner Melinda Sanchez requested an evaluation of the NSP2 Mentoring Program.</p>
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Resolutions for Review and Action

		M	A	N	AB	Comments
03-06-13A	<p><b>Resolution Authorizing the Camden Redevelopment Agency to Add Gloria Pena 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</b></p>					<p>Due to a professional conflict of interest, this Resolution will be revised to replace Ms. Pena with Vice Chair Melinda Sanchez. The Commissioners also will consider whether to set a threshold on the amount checks should not exceed without requiring an authorizing signature by a Board member. This matter will be discussed further with the Director of Finance and the Finance Committee.</p>
03-06-13B	<p><b>A Resolution Establishing that a Business Entity which Makes Political Contributions to Municipal Candidates and Municipal and County Political Parties in Excess of Certain Thresholds Shall be Limited in its Ability to Receive Public Contracts from</b></p>					<p>Ms. Johnson noted this Resolution is required under the terms of the CRA/City/DCA MOU; it formalizes a practice currently reflected in the agency's Procurement Policy.</p>



	<b>The Camden Redevelopment Agency in the County of Camden</b>				
03-06-13C	<b>Resolution Authorizing the Camden Redevelopment Agency to Accept a Grant from the Hazardous Discharge Site Remediation Fund in the Amount of \$860,323 for Remedial Action at the Harrison Avenue Landfill (#P37760)</b>				Mr. Harveson notified the Commissioners that the NJ Department of Environmental Protection (DEP) will supply a match for remediation work at the Salvation Army/Kroc Center Site. Letters from DEP advising of the match were shared with the Board.
03-06-13D	<b>Resolution Authorizing the Camden Redevelopment Agency to Enter into a Professional Services Agreement with Langan Engineering &amp; Environmental Services to Provide Environmental Investigation and Remediation Services in Connection with the Former Sears Tire &amp; Battery Site</b>				This Resolution was presented by Mr. Harveson. Ms. Pena inquired about the project's demolition date. Mr. Harveson explained progress has been stalled due to prolonged negotiations concerning removal of a billboard.
03-06-13E	<b>Resolution Authorizing the Camden Redevelopment Agency to Enter into a Professional Service Agreement with Dresdner Robin for the Preparation of a Fill Use Plan in Connection with the Remediation of the ABC Barrel Company Site</b>				Mr. Harveson explained, because bids submitted in response to a recent RFP exceeded the current budget, another RFP must be issued. CRA may need to transport historic fill with an environmental engineer required for further testing the soil grades.

03-06-13F	<b>Resolution Authorizing the Transfer of Certain Real Property (Block 182, Lot 84) to the City of Camden for Nominal Consideration</b>					<p>Ms. Simpson explained, CRA intends to transfer property previously owned by the City back to the City so Project Hope can upgrade and expand facilities at Bergen Lanning Health Center.</p>
03-06-13G	<b>Resolution Amending Resolution 02-06- 13D and Thereby Authorizing the Camden Redevelopment Agency to Accept Conveyance by the City of Camden of Certain Additional Real Property Located in the Camden North Gateway Redevelopment Area</b>					<p>THIS RESOLUTION WILL BE PRESENTED AS A WALK-ON AT THE REGULAR MONTHLY MEETING.</p>

**Public Comments**

No members of the public were present.

**Chairperson's Remarks**

Ms. Pena congratulated the staff for its success with NSP2. She also encouraged staff to be diligent in pursuing the CHOICE grant. On March 5, at the request of City Council President Frank Moran, she will participate along with Chairs of other City Boards in a meeting in the Office of the Mayor concerning protocol.

**Executive Session**

Postponed until the Regular Monthly Meeting when all Board of Commissioners are expected to be in attendance.

**Old Business**

None.

**New Business**

None.

**Adjournment**

On a nomination made by Commissioner Jose Vazquez, seconded by Ms. Sanchez, this meeting adjourned at approximately 8:00 PM.

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