

The Board of Commissioners of the City of Camden Redevelopment Agency held its Regular Monthly Meeting on Wednesday, May 1, 2013, at Camden City Hall, 520 Market Street, Council Chambers, 2nd Floor, Camden, New Jersey.

Treasurer Bryan Morton called the meeting to order at 6:15 PM. Board Clerk Carla Rhodes called roll.

Present: BM, KH, LQ, and MS and GP (Both commissioners MS and GP joined the meeting via conference call.)

Absent: VB and JV

Attendees: Sandra Ross Johnson, Carla Rhodes, Johanna Conyer, and Olivette Simpson, CRA; Mark Asselta, Esq., Brown & Connery; Bruce Morgan of Ingerman Affordable Housing/BCM Affordable Housing; Colandus "Kelly" Francis of the Camden County NAACP, and Frank Fulbrook of 211 Penn Street

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 |
|----------------|----|----------------|---|----|--------------------------------------|
| April 3, 2013 | KH | BM | | | There were no comments or questions. |
| March 28, 2013 | LQ | KH LQ MS | | | |

Executive Director's Report

| Meeting Date | M | A | N | AB | Comments |
|--------------|----------|----------------------|---|----|--|
| 05-01-13 | LQ MS | BM KH LQ MS | | | A written report had previously been supplied. Executive Director Sandra Ross Johnson stated the report stands as submitted at Caucus. She also thanked the Directors of Finance, Economic Development and Housing for their roles in producing an unqualified Audit Report without findings for the third consecutive year. |

Minutes of May 1, 2013
 Regular Monthly Meeting
Resolutions for Review and Action

| | | M | A | N | AB | Comments |
|-----------|--|----------|----------------------|---|----|--|
| 05-01-13A | Resolution Authorizing the City of Camden Redevelopment Agency to Enter into an Agreement with the Camden County One-Stop/WorkFirst New Jersey to Participate in the Community Work Experience Program (CWEP) | KH LQ | BM KH LQ MS | | | There were no comments or questions. On a motion made by Commissioner Kenwood Hagamin, Jr., seconded by Commissioner Louis Quinones, this Resolution was approved. In a Roll Call Vote, adoption was affirmed by all. |
| 05-01-13B | Resolution Authorizing a Pre-Qualified List of Title Companies for the City of Camden Redevelopment Agency for 2013 | KH LQ | BM KH LQ MS | | | There were no comments or questions. On a motion made by Commissioner Hagamin, seconded by Commissioner Quinones, this Resolution was approved. In a Roll Call Vote, adoption was affirmed by all. |
| 05-01-13C | Resolution Authorizing a Pre-Qualified List of Appraisal Companies for the City of Camden Redevelopment Agency for 2013 | KH LQ | BM KH LQ MS | | | There were no comments or questions. On a motion made by Commissioner Kenwood Hagamin, Jr., seconded by Commissioner Louis Quinones, this Resolution was approved. In a Roll Call Vote, adoption was affirmed by all. |
| 05-01-13D | Resolution Authorizing the City of Camden Redevelopment Agency to Accept a Grant from the Economic Recovery Board, if Awarded, for the Meadows 2 Project | KH MS | BM KH GP MS | | | Commissioner Louis Quinones recused himself because he is on the Board of Respond, Inc., which is a partner in the development activities. At the request of Acting Chair/Treasurer Bryan Morton, this Resolution was temporarily TABLED to allow for quorum. When Chair Gloria Pena joined the meeting via Conference Call, a vote was taken. |

Minutes of May 1, 2013
Regular Monthly Meeting

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|-----------|--|----------|----------------------------|--|--|
| 05-01-13E | Resolution Authorizing a Shared Services Agreement between the Camden Redevelopment Agency and the City of Camden in Connection with the Preparation of Redevelopment Studies and Plans | LQ KH | BM KH GP LQ MS | | There were no comments or questions. On a motion made by Commissioner Quinones, seconded by Commissioner Hagamin, this Resolution was approved. In a Roll Call Vote, adoption was affirmed by all. |
| 05-01-13F | Resolution Authorizing the City of Camden Redevelopment Agency to Extend the Term of a Professional Service Agreement between the Agency and Winning Strategies ITS for Web Design and Development Services | KH LQ | BM KH GP LQ MS | | There were no comments or questions. On a motion made by Commissioner Hagamin, seconded by Commissioner, this Resolution was approved. In a Roll Call Vote, adoption was affirmed by all. |
| 05-01-13G | Resolution Authorizing the City of Camden Redevelopment Agency to Extend the Term of a Professional Service Agreement between the Agency and Wallace Roberts & Todd, LLC for the Provision of Planning Consulting Services | LQ KH | BM KH GP LQ MS | | There were no comments or questions. On a motion made by Commissioner Quinones, seconded by Commissioner Hagamin, this Resolution was approved. In a Roll Call Vote, adoption was affirmed by all. |
| 05-01-13H | Resolution Certifying that Each Member of the City of Camden Redevelopment Agency Board of Commissioners Has Personally Reviewed the FYE 2012 Annual Audit Report | LQ KH | BM KH GP LQ MS | | There were no comments or questions. On a motion made by Commissioner Quinones, seconded by Commissioner Hagamin, this Resolution was approved. In a Roll Call Vote, adoption was affirmed by all. |

Public Comments

Ms. Gloria Banks of North Camden stated she has lived there for over 40 years and offered support for the proposed Meadows at Pyne Poynt Phase II.

Colandus "Kelly" Francis of the Camden NAACP noted his disconcert with developers who benefit from long-term tax abatements.

Chairperson's Remarks

Ms. Pena apologized for being unable to be present at the meeting due to unanticipated responsibilities at her place of employment. She thanked Commissioner Hagamin and Treasurer Morton for leading the discussion.

Executive Session

None.

Old Business

None.

New Business

None.

Adjournment

On a motion made by Commissioner Quinones, seconded by Commissioner Hagamin, this meeting adjourned at 6:42 PM

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The Board of Commissioners of the City of Camden Redevelopment Agency met on Tuesday, April 23, 2013, at Camden City Hall, Suite 1300, 520 Market Street, Camden, New Jersey.

Chair Gloria Pena called the meeting to order at 6:30 PM. Board Clerk Carla Rhodes called roll.

Present: GP, VB, KH, BM, MS, and JV

Absent: LQ (joined the meeting via telephone during the Executive Director's Report)

Attendees: Saundra Ross Johnson, Carla Rhodes, Johanna Conyer, James Harveson, Olivette Simpson, and Ron Williams, CRA; LaVerne Williams, 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 |
|----------------|---|---|---|----|--------------------------------------|
| March 28, 2013 | | | | | There were no comments or questions. |
| April 3, 2013 | | | | | |

Executive Director's Report

| Meeting Date | M | A | N | AB | Comments |
|--------------|---|---|---|----|--|
| 04-23-13 | | | | | <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"> ▪ CRA is the lead applicant for a USEDA grant, which focuses on Cooper Lanning and the Eds and Meds initiative(s). ▪ The sign-in sheets and overview relating to the recent Community Meeting convened at The Meadows at Pyne Poynt concerning the proposed Phase II development were distributed. ▪ Save-a-Lot will not be developed at 7th & Linden. An RFP for best-use of the site will be issued ▪ CRA managers recently met with Economic Recovery Board representatives. Funding for the remaining remediation needs at the Radio Lofts (\$2.5 million) was among the topics covered. ▪ On Cooper Street, the Alumni Building Redevelopment Agreement is being finalized. ▪ The Pierre Building is under review for redevelopment by Rutgers, which completed a capital needs review. CRA is updating Rowan University as to the status of the review and next steps. ▪ Block N is under consideration as the location for Rutgers Nursing School. ▪ CRA has posted notices for two positions: Real Estate Officer and Redevelopment Assistant (part-time); April 29, 2013 is the deadline for applications. |

Executive Director's Report
(cont'd)

Commissioner Vance Bowman inquired about the criteria for employment of Camden residents in connection with the USEDA grant. Chair Gloria Pena asked, in the event the USEDA grant is awarded, who will be responsible for monitoring the hiring of Camden residents. Ms. Johnson informed the Commissioners CRA will coordinate employment monitoring duties with City representatives.

Commissioner Bryan Morton encouraged staff to secure input from traditional as well as non-traditional developers for the Pierre Building RFP. Ms. Pena concurred. Mr. Morton also noted discussions are underway for a \$30 million project and only the big three (3) developers have been included. He also noted Facebook is the preferred form of communication with Community Residents.

Ms. Johnson informed the Commissioners of CRA's practice of advertising broadly through newspapers and email. She also noted the creation of an expansive database for this purpose.

Commissioner Jose Vazquez inquired about what remediation needs remain at the Radio Lofts, how much it will cost, and whether demolition would be less costly. Economic Development Director James Harveson explained under the terms of the Redevelopment Agreement, CRA is responsible for seeking funds to remediate the site.

Mr. Morton also asked if Block N would be tax-exempt if Rutgers is designated as the Developer. Ms. Johnson advised that a Service Agreement would likely be required.

There were no further comments or questions.

Resolutions for Review and Action

| | | M | A | N | AB | Comments |
|-----------|--|---|---|---|----|---|
| 05-01-13A | Resolution Authorizing the City of Camden Redevelopment Agency to Enter into an Agreement with the Camden County One-Stop/WorkFirst New Jersey to Participate in the Community Work Experience Program (CWEP) | | | | | <p>This Resolution was presented by Ms. Johnson. She highlighted the merits of the Program, which CRA first contracted in 2011. Mr. Morton affirmed the program enables participants to keep their resumes current and enhance their new skills while searching for employment. Ms. Rhodes reported CRA has hosted dozens of CWEP Interns since the inception of the program; the most recent of whom became a full-time employee at Cannon USA. Ms. Conyer noted a former CWEP Intern was employed as CRA's Finance Clerk last fall.</p> <p>There were no further comments or questions.</p> |
| 05-01-13B | Resolution Authorizing a Pre-Qualified List of Title Companies for the City of Camden Redevelopment Agency for 2013 | | | | | <p>This Resolution was presented by Ms. Conyer, who noted there was only one (1) Responder and added several companies have gone out-of-business because of the housing market crash. Ms. Pena requested additional prospects.</p> <p>There were no further comments or questions.</p> |
| 05-01-13C | Resolution Authorizing a Pre-Qualified List of Appraisal Companies for the City of Camden Redevelopment Agency for 2013 | | | | | <p>This Resolution was presented by Ms. Conyer, who noted a lack of responsiveness. Mr. Bowman encouraged staff to try again.</p> <p>There were no further comments or questions.</p> |
| 05-01-13D | Resolution Authorizing the City of Camden Redevelopment Agency to Accept a Grant from the Economic Recovery Board, if Awarded, for the Meadows 2 Project | | | | | <p>This Resolution was presented by Housing Director Olivette Simpson, who reported the recent Community Meeting attracted 30 participants, including Chair Pena, Mayor Redd, and Assemblyman Fuentes. The prospective Developers' plan was favorably received.</p> <p>Ms. Pena noted, Community Participants confirmed two prior meetings. She also reported homeownership readiness issues were addressed and encouraged staff to expand financial literacy efforts.</p> <p>Mr. Morton commented on the low-income housing matters also recently under review by the Camden City Council and asked about the benefit to CRA in the project.</p> |

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| <p>05-01-13D (cont'd)</p> | | | | | <p>Ms. Simpson explained, in order to advance homeownership, Developers have to build in clusters. She also noted the project will be sustained over time, and since the opening of The Meadows at Pyne Poynt, the neighborhood has improved.</p> <p>Mr. Morton encouraged staff to explore rent-to-own programs.</p> <p>Ms. Pena asked whether or not there were other plans for the site if Meadows II is developed.</p> <p>Ms. Simpson reported the City and Save Our Waterfront do not have an alternative plan at this time.</p> <p>Ms. Johnson added there is a huge value for CRA, bringing high-quality project management, which led to a better scale for the proposed development. Also, the redevelopment of this property is among the Brownfields strategy for which CRA is responsible.</p> <p>There were no further comments or questions.</p> |
| <p>05-01-13E</p> | <p>Resolution Authorizing a Shared Services Agreement between the Camden Redevelopment Agency and the City of Camden in Connection with the Preparation of Redevelopment Studies and Plans</p> | | | | <p>There were no comments or questions.</p> |
| <p>05-01-13F</p> | <p>Resolution Authorizing the City of Camden Redevelopment Agency to Extend the Term of a Professional Service Agreement between the Agency and Winning Strategies ITS for Web Design and Development Services</p> | | | | <p>This Resolution was presented by Ms. Simpson. Commissioners Pena and Bowman inquired about how long the website has been under construction with Winning Strategies ITS. Ms. Johnson explained the increased Search Capability incorporated on the website required additional production time.</p> <p>Ms. Simpson informed the Commissioners no additional expense is associated with this Resolution.</p> <p>There were no further comments or questions.</p> |
| <p>05-01-13G</p> | | | | | |

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| 05-01-13H | <p>Resolution Authorizing the City of Camden Redevelopment Agency to Extend the Term of a Professional Service Agreement between the Agency and Wallace Roberts & Todd, LLC for the Provision of Planning Consulting Services</p> <p>Resolution Certifying that Each Member of the City of Camden Redevelopment Agency Board of Commissioners Has Personally Reviewed the FYE 2012 Annual Audit Report</p> | | | | | <p>There were no comments or questions.</p> <p>There were no comments or questions.</p> |
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Public Comments

Ms. LaVeme Williams of Branch Village was the only member of the Public present. She had no comments or questions.

Chairperson's Remarks

Ms. Pena had no further comments or questions.

Executive Session

None.

Old Business

None.

New Business

Ms. Simpson announced CRA will receive a New Jersey Future 2013 Smart Growth Award in June for its transit-oriented work developed in collaboration for senior and family housing with Conifer Realty near PATCO's Ferry Avenue Station (near Whitman Park).

Adjournment

On a motion made by Commissioner Bowman, seconded by Commissioner Vazquez, this meeting adjourned at 7:48 PM.

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