

Minutes of September 4, 2013
Regular Monthly Meeting

The Board of Commissioners of the City of Camden Redevelopment Agency met on Wednesday, September 4, 2013, at City Hall, Council Chambers, 2nd Floor, Camden, New Jersey.

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

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

Absent: KH, BM

Attendees: Sandra Ross Johnson, Carla Rhodes, Mark Asselta, Esq., Johanna Conyer, James Harveson, and Olivette Simpson—Camden Redevelopment Agency (CRA); Marc Riondino, Esq. and Glynn Jones—City of Camden, and Mongolisa Davis of 500 No. Seventh Street, Colandus “Kelly” Francis, Camden County NAACP, and LaVerne Williams of 218 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
August 1 and 7, 2013	LQ MS	GP VB LQ MS JV			The Minutes were accepted as submitted. On a Motion made by Commissioner Louis Quinones, seconded by Commissioner Melinda Sanchez, 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
September 4, 2013					In addition to the written report previously submitted, Executive Director Sandra Ross Johnson informed the Commissioners of Economic Development Director James Harveson's return to work following an extended leave and commended his immediate coordination of a heavy workload. Ms. Johnson also notified the Commissioners that the Affiliation Agreement with Rutgers for the summer internship program had been forwarded to Ms. Pena. <i>(A vote was not taken on this item.)</i>

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Resolutions for Review and Action

		M	A	N	AB	Comments
09-04-13A	Resolution Ratifying a Contract Between the Camden Redevelopment Agency and W. Hargrove Demolition for Emergency Demolition Services at 931 North 22 nd Street, Camden, NJ	LQ JV	GP VB LQ MS JV			On a Motion made by Commissioner Quinones, seconded by Commissioner Jose Vazquez, this Resolution was adopted. In a Roll Call Vote, this action was affirmed by all.
09-04-13B	Resolution Ratifying an Affiliation Agreement Between the City of Camden Redevelopment Agency and Rutgers, The State University School of Social Work/Transitions for Youth and Montclair State University Summer Housing and Internship Program (SHIP) 2013	JV MS	GP VB LQ MS JV			On a Motion made by Commissioner Vazquez, seconded by Commissioner Sanchez, this Resolution was adopted. In a Roll Call Vote, this action was affirmed by all.
09-04-13C	Resolution Authorizing the City of Camden Redevelopment Agency to Enter into a Contract with The Greater Camden Partnership d/b/a Camden Special Services District for the Provision of Landscaping and Maintenance Services for Vacant Lots Located in the Cooper Plaza and Lanning Square Redevelopment Areas	JV VB	GP VB LQ MS JV			On a Motion made by Commissioner Vazquez, seconded by Commissioner Vance Bowman, this Resolution was adopted. In a Roll Call Vote, this action was affirmed by all.

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09-04-13D	<p>Resolution Amending Resolutions 06-27-13F, 06-27-13E and 08-01-13B which Authorized the City of Camden Redevelopment Agency to Enter into Option Agreements for Project Areas A and B with The Cooper Health System, for the Sale and Redevelopment of Certain Properties within the Lanning Square and Cooper Plaza Redevelopment Areas by Extending the Terms of Such Option Agreements</p>	<p>LQ VB</p>	<p>GP VB LQ MS JV</p>	<p>On a Motion made by Commissioner Quinones, seconded by Commissioner Bowman, this Resolution was adopted. In a Roll Call Vote, this action was affirmed by all.</p>
09-04-13E	<p>Resolution Amending Resolution 08-01-13D which Authorized the City of Camden Redevelopment Agency to Enter into an Option Agreement for 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 by Extending the Term for Such Option Agreement</p>	<p>VB JV</p>	<p>GP VB LQ MS JV</p>	<p>Commissioner Bowman posed a question regarding the adjustment of the fee. A hard-copy of the Resolution was presented for review. There were no further comments or questions.</p> <p>On a Motion made by Commissioner Quinones, seconded by Commissioner Bowman, this Resolution was adopted. In a Roll Call Vote, this action was affirmed by all.</p>
09-04-13F	<p>Resolution Authorizing the Camden Redevelopment Agency to Enter into an Access Agreement with the New Jersey Department of Environmental Protection Regarding Certain Portions of the Harrison Avenue Landfill</p>	<p>VB LQ</p>	<p>GP VB LQ MS JV</p>	<p>On a Motion made by Commissioner Bowman, seconded by Commissioner Quinones, this Resolution was adopted. In a Roll Call Vote, this action was affirmed by all.</p>

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09-04-13G	Resolution Amending Resolution 12-06-12A and Authorizing the City of Camden Redevelopment Agency to Sell Block 284, Lots 13 & 14 (701 & 703 Broadway) to Broadway Townhouses, LP	JV LQ	GP VB LQ MS JV		<p>Commissioner Bowman posed a question regarding the entity acquiring the properties. Board Counsel Mark Asselta provided background. Mr. Bowman also expressed concern regarding ownership privileges of current occupants and Mr. Asselta informed the Commissioners the properties under consideration have never been occupied by residents. It is an office which will not become a residential unit. Mr. Asselta will secure a release prior to closing.</p> <p>On a Motion made by Commissioner Vazquez, seconded by Commissioner Quinones, this Resolution was adopted. In a Roll Call Vote, this action was affirmed by all.</p>
09-04-13H	Resolution Posthumously Commending Frank Fulbrook for Distinguished Service (WALK-ON)	VB JV	GP VB LQ MS JV		<p>Ms. Pena noted the passing of Mr. Frank Fulbrook of the Cooper Grant Neighborhood Association. A moment of silence followed.</p>

Public Comments

Ms. LaVerne Williams of 218 Branch Village inquired about the following resolutions:

09-04-13A Ms. Conyers informed Ms. Williams of the cost of the emergency demolition.

09-04-13B Ms. Johnson informed Ms. Williams that one student was hosted by CRA this summer; a young lady who attends Seton Hall University completed the program and returned to school.

09-04-13C Ms. Simpson confirmed the purpose and fee for services. Ms Williams asked about the cost of services of supplying background on the number of sites at which services will be provided, noting that Neighborhood Stabilization Program 2 funding allows for this.

Ms. Williams also inquired about the number of residents who will gain work through the contract. Ms. Simpson explained Section 3 regulations apply; 40 % of the workers must be Camden residents. Through the last greening program, 80-90% of the workers were low-income Camden residents.

09-04-13D and E Ms. Simpson provided copies of the list to interested members of the public.

09-04-13F Mr. Harveson explained access is granted free-of-charge. He also noted a portion of land in the area was cleaned for the Kroc Center; this Resolution covers a significant portion of remaining land.

Mr. Mangoliso Davis of 500 No. Seventh Street inquired about the following resolutions:

09-04-13C He urged the Commissioners to examine whether this contract presents a conflict of interest because of Mayor Redd's position on the Cooper's Ferry Partnership Board of Directors.

09-04-13D and E Listings of properties were requested and received. Concerns regarding redevelopment plans for Lanning Square West were raised.

09-04-13G Mr. Davis expressed his objection to the decision to permit the owner(s) of Broadway Townhouses to acquire additional property in the City of Camden. He urged CRA to become more sensitive.

Mr. Davis also inquired about the status of development at the former Lanning Square West. He referenced published reports of "uninhabitable" structures and charged CRA with being insensitive to the needs of the community. Ms. Johnson noted the (CRA-owned) townhouses will be part of a separate Request for Proposals (RFP). The anticipated selection date of a developer is December 2013.

Mr. Colandus "Kelly" Francis of the Camden County NAACP inquired about the following resolutions:

09-04-13 D and E Listings of properties were requested and received.

09-04-13G Ms. Johnson noted the property is located on Broadway at Line Street. Board Counsel Mark Asselta stated the property is utilized as a new building for office operations.

Mr. Francis disclosed that he (the Camden County NAACP) has a lawsuit against Broadway Townhouses, because of its pending application for additional State funding.

Chairperson's Remarks

Ms. Pena directed Ms. Johnson to make arrangements for her to visit the Lanning Square area, so she can gain a better understanding of the concerns expressed by Mr. Davis. She also noted that CRA has a volunteer board and cares about the residents. Mr. Davis asked to accompany Ms. Pena on the site visit. Commissioner Bowman was invited to participate.

Ms. Pena also proposed revising the schedule of meetings for the remainder of the year:

November

Caucus

Thursday, November 7
(from Thursday, October 31)

Regular Monthly Meeting
Wednesday, November 13
(from Wednesday, November 6)

Chairperson's Remarks (cont'd)

December
Caucus
Thursday, December 5
(from Thursday, November 28)

Regular Monthly Meeting
Wednesday, December 11
(from Wednesday, December 4)

January
Caucus
Thursday, January 9

Regular Monthly Meeting
Wednesday, January 15

On a motion made by Mr. Vazquez, seconded by Commissioner Sanchez, the new schedule was adopted.

Executive Session

On a motion made by Mr. Quinones, seconded by Mr. Vazquez and affirmed by all in a Voice Vote, an Executive Session commenced at 6:55 PM. Board Counsel Mark Asselta announced the Board would cover Personnel matters.

Old Business

Vice Chair Melinda Sanchez noted her distribution of the revised by-laws electronically. Hard copies also were made available.

New Business

None.

Adjournment

On a motion made by Commissioner Vazquez, seconded by Commissioner Quinones this meeting adjourned at 7:40 PM.

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The Board of Commissioners of the City of Camden Redevelopment Agency met on Thursday, August 29, 2013, at The Meadows at Pyne Poynt, 441 Erie Street, Camden, New Jersey.

Chair Gloria Pena called the meeting to order at 6:07 PM. Board Secretary/Executive Director Sandra Ross Johnson called roll.

Present: GP, VB, LQ, MS, and JV
Absent: KH, BM
Attendees: Sandra Ross Johnson, Carla Rhodes, Johanna Conyer, James Harveson, and Olivette Simpson; Marc Riondino, Esq. and Glynn Jones, City of Camden

Board Clerk Carla 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. Due to an error in the published notices, Change of Meeting Location notices also were posted at 537 Erie Street.

Review of Minutes

Meeting Date	M	A	N	AB	Comments
August 1 and 7, 2013					Hard copies of the Minutes of the August 1, 2013 Special Meeting will be provided at the Regular Monthly Meeting on September 4, 2013. Electronic copies were previously supplied. There were no questions or comments.

Executive Director's Report

Meeting Date	M	A	N	AB	Comments
September 4, 2013					A written report was previously provided. There were no comments or questions.

Resolutions for Review and Action

(Commissioner Vance Bowman joined the discussion at this time.)

	M	A	N	AB	Comments
09-04-13A Resolution Ratifying a Contract Between the Camden Redevelopment Agency and W. Hargrove Demolition for Emergency Demolition Services at 931 North 22 nd Street, Camden, NJ					The vacant properties list will be supplied.

09-04-13B	Resolution Ratifying an Affiliation Agreement Between the City of Camden Redevelopment Agency and Rutgers, The State University School of Social Work/Transitions for Youth and Montclair State University Summer Housing and Internship Program (SHIP) 2013				A copy of the contract will be forwarded by email.
09-04-13C	Resolution Authorizing the City of Camden Redevelopment Agency to Enter into a Contract with The Greater Camden Partnership d/b/a Camden Special Services District for the Provision of Landscaping and Maintenance Services for Vacant Lots Located in the Cooper Plaza and Lanning Square Redevelopment Areas				Sulena Robinson-Rivera will monitor the work and manage the contract. Payments will be made on a monthly basis.

09-04-13G	Resolution Amending Resolution 12-06-12A and Authorizing the City of Camden Redevelopment Agency to Sell Block 284, Lots 13 & 14 (701 & 703 Broadway) to Broadway Townhouses, LP					General Counsel Mark Asselta will provide additional details at the Regular Monthly Meeting.
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Public Comments

None.

Chairperson's Remarks

Reported an Executive Session will be held at the Regular Monthly Meeting.

Executive Session

None.

Old Business

Executive Director noted the Minutes from July 26 and August 7 had yet to be addressed. Minutes for August 1 Special Meeting were emailed prior to the meeting. A hard copy will be provided at the September 4 meeting.

New Business

Commissioner Melinda Sanchez reported a draft of the by-laws will be forwarded by email. She will participate in the Regular Monthly Meeting via Conference Call.

Commissioner Louis Quinones asked for clarification regarding inclusion of the former Lanning Square Project Area and the Cooper Health Project. Ms. Johnson advised the Commissioners that it is not included in the Cooper Health Project.

Chair Gloria Pena asked if a Special Resolution will be added to the agenda. Ms. Johnson advised the Commissioners that, depending on the outcome of the Executive Session, a Special Resolution may be presented.

Adjournment

On a motion made by Commissioner Vance Bowman, seconded by Commissioner Quinones this meeting adjourned at 7:12 PM.

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