

The Board of Commissioners of the City of Camden Redevelopment Agency held its Regular Monthly Meeting on Wednesday, December 10, 2014, at Camden City Hall, Suite 1300, Camden, New Jersey.

Chair Marilyn Torres called the meeting to order at approximately 6:01 PM. Board Clerk Carla Rhodes called roll.

Present: MT, MN, JR, and JV

Absent: VB, EG, and KH

Attendees: Sandra Ross Johnson, Mark Asselta, Carla Rhodes, Johanna Conyer, and Olivette Simpson, CRA; Maria Sharma (appointment to CRA Board of Commissioners pending confirmation); Colandus "Kelly" Francis of the Camden County NAACP

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, the Philadelphia Inquirer, and the Office of the City Clerk.

Review of Minutes

Motion: JV, MN

Ayes: MT, MN, JR, and JV

Nays:

Abstentions:

Comments: None.

Executive Director's Report

Date of Meeting-December 10, 2014

Motion: JV, MN

Ayes: MT, MN, JR, and JV

Nays:

Abstentions:

Comments:

In addition to the previously submitted written report, Executive Director Sandra Ross Johnson thanked the Commissioners and Staff for a special year. Ms. Johnson also reminded all of the 2015 Re-Organizing Meeting to be held on January 15, 2015; the Caucus will be held on January 8, 2015.

The Commissioners were encouraged to sign-up for the CRA subscription to CamConnect. Details will re-distributed.

An updated agenda containing three walk-on resolutions was noted. Since approval of the Camden Redevelopment Agency's 2015 budget was received just prior to the beginning of the meeting, a fourth walk-on was added.

Ms. Johnson announced that CRA's website contains three years of resolutions and agenda and encouraged all to utilize this resource.

Ms. Johnson also briefed the Commissioners on a speech given by Mayor Dana L. Redd regarding new economic development projects during the last meeting of the City Council.

Chair Torres was thanked for providing holiday treats to all.

Executive Director's Report (cont'd)

Chair Torres introduced Ms. Maria Sharma, whom the Camden City Council appointed to the Board of Commissioners to complete the term of Commissioner Edgardo Garcia during its meeting of December 9, 2014. The appointment is pending approval by the New Jersey Department of Community Affairs. She also emphasized her commitment to regular attendance.

Motion: JV, MN **Ayes:** MT, MN, JR, JV

Nays: **Abstentions:**

Comments:

There were no comments or questions.

Resolutions for Review and Action

12-10-14A Resolution Authorizing a Professional Service Agreement with McHale & Associates, Inc. for Appraisal Services for Property Designated as Block 844, Lot 13 on the Camden City Tax Map Located in the Cramer Hill Redevelopment Area for a Cost Not to Exceed \$750.00 (WALK-ON)

Motion: MN, JV **Ayes:** MT, MN, JR, JV

Nays: **Abstentions:**

Comments:

Commissioner Jose Vasquez requested clarification on the location of the properties. Ms. Johnson advised it is the former APM site, which is located at River and State Streets. It is currently appraised at over \$400,000.

Mr. Vazquez also asked how long the appraisal will last and if the project is expected to be completed within that timeframe. Ms. Johnson informed the Commissioners the appraisal will last six (6) months and interest has already been expressed by a Developer.

12-10-14B Resolution Authorizing a Professional Service Agreement with J. McHale & Associates, Inc. for Appraisal Services for Property Designated as Block 1279.01, Lots 1, 3 and 5 on the Camden City Tax Map Located in the Eastern Edge Redevelopment Area for a Cost Not to Exceed \$6,000.00 (WALK-ON)

Motion: JV, MN **Ayes:** MT, MN, JR, JV

Nays: **Abstentions:**

Comments:

Mr. Vazquez requested clarification on the location of the properties. Housing Director Olivette Simpson informed the Commissioners the two of the properties are on Haddon Avenue and owned by CRA, one is privately owned, interest in the sites has been expressed by several Developers, and CRA needs to respond with the fair-market value expeditiously.

12-10-14C Resolution Authorizing the Acquisition of Property Owned by Lutheran Social Ministries of New Jersey Designated as Block 181, Lots 77 and 72 on the Camden City Tax Map and Located in the Lanning Square Redevelopment Area for the Purchase Price of \$500,000.00 and Closing Costs (WALK-ON)

Motion: JV, MN **Ayes:** MT, MN, JR, JV
Nays: **Abstentions:**

Comments:

Ms. Simpson stated that the property is located in close proximity to Cooper University Medical School of Rowan University and the intended purpose is for conveyance to the Rutgers-Rowan Joint Board of Governors for the construction of a Health Sciences Building. Costs will be covered by a grant from New Jersey's Economic Recovery Board in 2015. CRA is completing this acquisition at the request of Cooper Health System to enable the seller to relocate in 2014.

Mr. Vasquez inquired about the anticipated reasonable costs. Ms. Simpson noted this would include: Title, Legal, and Appraisal expenses. Board Counsel Mark Asselta informed the Commissioners CRA is taking site control in order to maintain ownership to permit appropriate assemblage.

Mr. Vasquez asked if Staff costs would be covered. Mr. Asselta stated that the Redevelopment Agreement must be approved by CRA's Board and Staff costs can be part of the negotiation.

Commissioner Mirta Nieves requested further clarification on what the ERB grant will cover. Ms. Simpson reported it will cover purchase price, title insurance, legal costs, and board-up costs.

12-10-14D Resolution Authorizing the City of Camden Redevelopment Agency to Adopt the Camden Redevelopment Agency's Budget for the Fiscal Year Ending 2015 (WALK-ON)

Motion: JV, MN **Ayes:** MT, MN, JR, JV
Nays: **Abstentions:**

Comments:

Finance Director Johanna Conyer informed the Commissioners that the budget was approved as submitted.

Public Comments

Camden County NAACP President Colandus "Kelly" Francis of 1133 1/2 Kaighns Avenue inquired about the location use of the properties noted in Resolution C. Ms. Simpson advised they are: 511 and 525 Stevens Street; formerly a church.

Mr. Francis also asked about how far along CRA is with re-issuance of the RFP for Lanning Square. Ms. Johnson reported the RFP will be re-issued in the first quarter of 2015. It will encompass a smaller redevelopment area: Lanning Square West.

Mr. Francis also wished the Commissioners and Staff a joyous, memorable, and safe holiday season.

Old Business

None.

New Business

None.

Chairperson's Remarks and Observations

None.

Executive Session

None

Adjournment

On a Motion made by Mr. Vasquez, seconded by Ms. Nieves, and affirmed by all in voice vote, this meeting adjourned at approximately 6:30 PM.

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