

The Board of Commissioners of the City of Camden Redevelopment Agency met on Wednesday, August 13, 2014, at Camden City Hall, Council Chambers, 2nd Floor, 520 Market Street, Camden, New Jersey.

Chair Marilyn Torres called the meeting to order at approximately 6:00 PM. Board Clerk Carla Rhodes called roll.

**Present:** MT, VB, KH (by phone), and JV

**Absent:** EG

**Attendees:** City Attorney Marc Riordino; Sandra Ross Johnson, Mark Asselta, Carla Rhodes, Sulena Robinson-Rivera, Olivette Simpson, and Johanna Conyer, CRA, and Colandus "Kelly" Francis, 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 and the Philadelphia Inquirer as well as in the Office of the City Clerk.

**Review of Minutes**

Meeting Date	M	A	N	AB	Comments
July 10, 2014	VB	MT			There were no comments or questions.
July 16, 2014	JV	VB KH JV			
					On a motion made by Commissioner Vance Bowman, seconded by Commissioner Jose Vazquez, the Minutes were adopted.

**Executive Director's Report**

Meeting Date	M	A	N	AB	Comments
August 13, 2014	JV VB	MT VB KH JV			In addition to the previously submitted written report, Executive Director Sandra Ross Johnson informed the Commissioners that the September Caucus will include a presentation of the RFP for Lanning Square. Ms. Johnson also announced the completion and posting of the RFP for the Cooper Grant neighborhood; 10-14 additional market-rate homes are anticipated. It also was reported that Mirta Nieves was appointed to CRA's Board of Commissioners at the Council meeting of August 12, 2014. Due to a prior commitment, Ms. Nieves was unable to attend CRA's meeting of August 13, 2014. She will be sworn-in within 10 days of the appointment.

<b>Executive Director's Report (cont'd)</b>					<p>There were no comments or questions.</p> <p>On a Motion made by Mr. Vazquez, seconded by Mr. Bowman and affirmed by all in a Voice Vote, the Executive Director's Report was approved.</p>
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**Presentations**

None.

**Resolutions for Review and Action**

		M	A	N	AB	
08-13-14A	<b>Resolution Authorizing the Addition of Board Treasurer Jose Vazquez to the List of Authorized Signatories for the Agency's Deposit Accounts Held at PNC Bank and the Removal of the Prior Board Treasurer from Such List</b>	<b>VB JV</b>	<b>MT VB KH JV</b>			<p>There were no comments or questions.</p> <p>On a Motion made by Mr. Bowman, seconded by Mr. Vazquez and affirmed by all in a Roll Call Vote, this resolution was approved.</p>
08-13-14B	<b>Resolution Authorizing a Services Agreement with Perry Resources for the Provision of Temporary Employment Services</b>	<b>JV VB</b>	<b>MT VB KH JV</b>			<p>There were no comments or questions.</p> <p>On a Motion made by Mr. Vazquez, seconded by Mr. Bowman and affirmed by all in a Roll Call Vote, this resolution was approved.</p>

08-13-14C	<p><b>Resolution Authorizing a Construction Loan to Coopers Hill Town Homes, LLC in the Amount of \$142,200.00 for the Coopers Hill Town House Development Project in the Cooper Plaza Redevelopment Area Under the Neighborhood Stabilization Program 2 ("NSP 2")</b></p>	<p><b>JV VB</b></p>	<p><b>MT VB KH JV</b></p>	<p>There were no comments or questions.</p> <p>On a Motion made by Mr. Vazquez, seconded by Mr. Bowman and affirmed by all in a Roll Call Vote, this resolution was approved.</p>
08-13-14D	<p><b>Resolution Authorizing an Amendment to a Redevelopment Agreement and Authorizing a Lease Agreement with Cooper Lanning Square Renaissance School Facilities, Inc. for the New Construction, Use and Operation of One or More Educational Facilities and/or Open Space on Block 192, Lots 21-24, 26-29 and 30-34 on the Tax Map of the City of Camden Located in the Lanning Square Redevelopment Area</b></p>	<p><b>JV VB</b></p>	<p><b>MT VB KH JV</b></p>	<p>Ms. Johnson announced a revision was to be made. Housing Director Olivette Simpson advised that the resolution as presented reflects that the one (1) year Lease period is one (1) year from the execution date of the Redevelopment Agreement. The one (1) year Lease period should be one (1) year from the execution of the Lease Agreement.</p> <p>Ms. Johnson presented the redeveloper's request for the Lease payments to be credited toward the purchase price. Consensus of the Board was that the credit of Lease payments to the purchase price was not acceptable.</p> <p>Mr. Bowman further requested a copy of the final resolution and agreement.</p> <p>Ms. Simpson advised the Commissioners that the appraisal had been received earlier in the day from J. McHale &amp; Associates, Inc., CRA's appraiser. Based on the fair-market rent for the area, the anticipated rent is \$8,500 per year.</p> <p>There were no further comments or questions.</p>

08-13-14E	<p><b>Resolution Authorizing an Application for and Acceptance of a Grant in the Amount of \$206,000 from the Hazardous Discharge Site Remediation Fund for Supplemental Remedial Investigation of the Camden Waterfront – East Village Site (Known as Block 81.06, Lots 3.01 and 3.02 and Block 80, Lot 5 of the Camden City Tax Map)</b></p>	<p><b>JV VB</b></p>	<p><b>MT VB KH JV</b></p>		<p>There were no comments or questions.</p> <p>On a Motion made by Mr. Vazquez, seconded by Mr. Bowman and affirmed by all in a Roll Call Vote, this resolution was approved.</p>
08-13-14F	<p><b>Resolution Authorizing a Professional Services Agreement with Robert M. Sapio Real Estate Appraisal &amp; Consulting LLC. to Conduct a Conflict Appraisal of Block 1201, Part of Lot 1 and Block 1212, Lot 1 of the Camden City Tax Map Relating to the Development of a Regional Shopping Center Including a Major Grocery Chain Store for an Amount Not to Exceed \$850.00</b></p>	<p><b>VB JV</b></p>	<p><b>MT VB KH JV</b></p>		<p>There were no comments or questions.</p> <p>On a Motion made by Mr. Vazquez, seconded by Mr. Bowman and affirmed by all in a Roll Call Vote, this resolution was approved.</p>

### **Chairperson's Remarks**

Chair Torres thanked the Commissioners for attending the meeting.

### **Public Comments**

Mr. Colandus "Kelly" Francis commented on the Lanning Square RFP, stating he is hopeful the site will be redeveloped soon without incident. He asked if negotiations are underway Ms. Johnson advised that negotiations will begin following the selection of a redeveloper.

Mr. Francis also asked if the land on which the 76ers practice facility will be built is CRA-owned. Ms. Johnson advised that the land is owned by the Parking Authority and noted it was conveyed in February.

Mr. Francis inquired further about the project, asking what kind of agreement is in effect. Ms. Johnson stated she is not aware of the details.

### **New Business**

None.

### **Executive Session**

None.

### **Old Business**

Mr. Vazquez asked if Ms. Johnson had contacted the Parking Authority regarding outstanding fees of \$100,000 owed to CRA. Ms. Johnson advised letters requesting payment have been sent and the Parking Authority has this matter under review. Mr. Vazquez added that CRA needs the monthly income. Mr. Bowman requested an update at the September meeting and asserted if the matter has not been resolved CRA will need to pursue legal remedies. Board Counsel Mark Asselta stated every effort should be made to resolve the matter. Mr. Vazquez asked to be informed of the cause for the delayed payments. Mr. Bowman requested a written response. Chair Torres instructed Ms. Johnson to prepare a second request.

### **Adjournment**

On a Motion made by Mr. Vazquez, seconded by Mr. Bowman, this meeting adjourned at approximately 7:00 PM.

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