

The Board of Commissioners of the City of Camden Redevelopment Agency met on Thursday, August 7, 2014, at Camden City Hall, 13<sup>th</sup> Floor Conference Room, 520 Market Street, Camden, New Jersey.

Chair Marilyn Torres called the meeting to order at approximately 6:20 PM. Board Clerk Carla Rhodes called roll.

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

**Absent:** EG

**Attendees:** Sandra Ross Johnson, Mark Asselta, Carla Rhodes, Sulena Robinson-Rivera, Olivette Simpson, and Johanna Conyer, CRA, and LaVerne Williams of 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
July 10, 2014 July 16, 2014					There were no comments or questions.

**Executive Director's Report**

Meeting Date	M	A	N	AB	Comments
August 7, 2014					<p>In addition to the previously submitted written report, Executive Director Sandra Ross Johnson provided an update on the Family Dollar stores, noting the Redevelopment Agreements recently authorized in substantive form by CRA's Board of Commissioners have been fully executed and payment has been made in accordance with the agreements. Ms. Johnson also reported the transfers of property to Center for Family Services and Christian Temple Church are on track.</p> <p>Ms. Johnson also informed the Commissioners that the Finance Committee met and Commissioner Jose Vazquez will report. She noted an exhibit has been prepared to support the NSP2 loan resolution (08-13-14C).</p>

**Executive Director's Report  
(cont'd)**

Items from the City Council Meeting of 8/x/14 were reviewed: the transfer of property on Admiral Wilson Boulevard for the ShopRite project; establishment of Growth Zones that designated New Jersey Economic Development Authority as redeveloper for the 76ers project and exempting the Authority from all city land use ordinances, as this will fast-track the project(s) and ensure completion within parameters of the Economic Opportunity Act, revision of the Downtown Redevelopment Plan in support of redevelopment of the Pierre Building, but this matter was tabled, and the appointment of Mirta Nieves to CRA's Board of Commissioners for the unexpired term of Louis Quinones.

Ms. Johnson also announced Board Clerk Carla Rhodes, who also works as executive assistant to the executive director, requested and has been granted a three-month Leave of Absence from the clerk position. Project Coordinator Sulena Robinson-Rivera has been appointed interim board clerk.

Commissioner Vance Bowman requested attention being given to the appointment of commissioners who will be able to regularly attend meetings.

**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>					This resolution was presented by Finance Director Johanna Conyer. There were no comments or questions.
08-13-14B	<b>Resolution Authorizing a Services Agreement with Perry Resources for the Provision of Temporary Employment Services</b>					<p>This Resolution was presented by Ms. Conyer. She informed the Board of the anticipated need to fill a large, temporary gap and reported that two responded.</p> <p>Mr. Bowman asked what title is being filled. Ms. Conyer informed the Board that the Redevelopment Assistant for the Housing Division position is being vacated. She also explained the process for employee selection, noting full-time employment appointments require compliance with Civil Service regulations.</p> <p>Mr. Bowman asked if the employee will be a provisional worker. Chair Marilyn Torres requested measures be taken to notify Camden residents.</p> <p>Ms. Conyer provided additional clarification on the distinction between temporary and full-time employment processes. Chair Torres requested further communication with Ms. Johnson on this matter.</p> <p>There were no further comments or questions.</p>

<p>08-13-14C</p>	<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>This Resolution was presented by Housing Director Olivette Simpson.</p> <p>Mr. Bowman inquired about the timeframe for loan repayment. Ms. Simpson advised of two possibilities: through the sale of six units or one-year.</p> <p>Board Counsel Mark Asselta advised the Commissioners that the interest rate will generate revenue for CRA.</p> <p>Ms. Simpson reflected on CRA's prior lending experience with M&amp;M, noting that the NSP2 bridge loan was repaid within 7 months. Ten percent of the loan repayment will become administrative funds for CRA.</p> <p>There were no further comments or questions.</p>
<p>08-13-14D</p>	<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>This Resolution was presented by Ms. Simpson, who stated a lease typically would not come before the Board and advised the Commissioners of extenuating circumstances. She also noted all fees will be paid at the time of the lease signing.</p> <p>Mr. Bowman asked what is the amount? Ms. Simpson advised that it is \$10,000.</p> <p>Chair Torres inquired about the use of the space. Ms. Simpson advised that construction of a school is underway. She also explained that the developer requires additional time in order to complete financing and provided details related to the appraisal.</p> <p>Chair Torres commended the developers' speedy productivity.</p> <p>Ms. Johnson advised the Commissioners that CRA's appraiser is assigned the task of presenting a market lease amount.</p> <p>There were no further comments or questions.</p>

<p>08-13-14E</p>	<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>This Resolution was presented by Ms. Conyer. She advised the Commissioners of a title correction (East Village; not East Gate Village) and provided background on the project. The request supports CRA's fifth application for funding since 2008 and, if granted, the funding will allow further testing.</p> <p>Mr. Bowman inquired about the role of Cooper's Ferry Partnership. Ms. Conyer advised that Cooper's Ferry is project manager.</p> <p>There were no further comments or questions.</p>
<p>08-13-14F</p>	<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>This Resolution was presented by Ms. Conyer. Ms. Conyer provided background on the disparity in appraisal amount and advised the Commissioners that the developer will pay CRA's portion of the fee.</p> <p>There were no comments or questions.</p>

**Chairperson's Remarks**

Mr. Bowman thanked the Commissioners and Staff for their participation.

**Public Comments**

None.

**New Business**

None.

**Executive Session**

None.

**Old Business**

Commissioner Kenwood Hagamin inquired about the status of courtesy Parking Permits. Mr. Bowman stated he asked Ms. Johnson to investigate and she advised the Commissioners that this was pursued. Chair Torres will further explore.

**Adjournment**

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

/v4