

**Minutes of February 12, 2014
Regular Monthly Meeting**

The Board of Commissioners of the City of Camden Redevelopment Agency met on Wednesday, February 12, 2014, at Camden City Hall, Council Chambers, Second Floor, 520 Market Street, Camden, New Jersey.

Chair Marilyn Torres called the meeting to order at 6:25 PM. Board Clerk Carla Rhodes called roll.

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

Absent: EG, Sandra Ross Johnson (excused)

Attendees: City Attorney Marc Riordino; Board Counsel Mark Asselta; James Harveson, Johanna Conyer, Olivette Simpson, and Carla Rhodes, CRA, and Lydia Bragg, Libby Velazquez, Eulisis Delgado, Edwin Velez, Anne Hurley, Robert Hurley, Luis Jimenez, Felix Figueroa, Zulma Torres, Vicky Walters, Andres Rivera, and Kristen Nalen of St. Anthony Cramer Hill Local Organizing Committee

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
January 09, 2014 January 15, 2014					There were no comments or questions. On a Motion made by Commissioner Jose Vazquez, seconded by Commissioner Vance Bowman and affirmed by all in a Voice Vote, the Minutes were approved.

Executive Director's Report

Meeting Date	M	A	N	AB	Comments
February 12, 2014					A written report was previously submitted. Economic Development Director James Harveson represented Executive Director Sandra Ross Johnson, who is on emergency family medical leave. He noted a Jobs Report and Financial Summary were included in the Report. At the Caucus he reported that CRA staff met with the City's Affirmative Action Officer and will continue efforts to align hiring initiatives/practices. On a Motion made by Commissioner Louis Quinones, seconded by Commissioner Bryan Morton and affirmed by all in a Voice Vote, the Executive Director's Report was approved.

**VB = Commissioner Vance Bowman KH = Commissioner Kenwood E. Hagamin, Jr. BM = Commissioner Bryan Morton
GP = Commissioner Gloria Pena LQ = Commissioner Louis Quinones MS = Commissioner Melinda Sanchez**

Resolutions for Review and Action

		M	A	N	AB	
02-12-14A	Resolution Authorizing the Camden Redevelopment Agency to Adopt a List of Pre-Qualified Lawyers for the Year 2014	JV VB	MT VB KH BM LQ JV			There were no comments or questions pertaining to Resolution 02-12-14A. On a Motion made by Mr. Vazquez, seconded by Mr. Bowman and affirmed by all in a Roll Call Vote, this Resolution was adopted.
02-12-14B	Resolution Authorizing the Camden Redevelopment Agency to Enter into a Professional Services Agreement with Brown & Connery, LLP for the Provision of General Counsel Legal Services	JV VB	MT VB KH BM LQ JV			There were no comments or questions pertaining to Resolution 02-12-14B. On a Motion made by Mr. Vazquez, seconded by Mr. Bowman and affirmed by all in a Roll Call Vote, this Resolution was adopted.
02-12-14C	Resolution Authorizing the City of Camden Redevelopment Agency to Enter into a Professional Services Agreement with Wallace Roberts & Todd, LLC for the Provision of Planning Services for the Whitman Park Study Area in an Amount Not to Exceed \$80,000	VB JV	MT VB KH BM LQ JV			There were no comments or questions pertaining to Resolution 02-12-14C. On a Motion made by Mr. Bowman, seconded by Mr. Vazquez and affirmed by all in a Roll Call Vote, this Resolution was adopted.

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02-12-14D	Resolution Authorizing the City of Camden Redevelopment Agency to Accept a Grant from the Hazardous Discharge Site Remediation Fund in an Amount Not to Exceed \$865,243 for Remedial Action at the Radio Lofts Building (Block 72, Lot 1 of the Camden City Tax Map)	VB LQ	MT VB KH BM LQ JV		<p>There were no comments or questions pertaining to Resolution 02-12-14D.</p> <p>On a Motion made by Mr. Bowman, seconded by Mr. Quinones and affirmed by all in a Roll Call Vote, this Resolution was adopted.</p>
02-12-14E	Resolution Authorizing the City of Camden Redevelopment Agency to Convey Block 152, Lot 2.02 of the Camden City Tax Map to the Parking Authority of the City of Camden for Purposes of Redevelopment	VB JV	MT VB KH BM LQ JV		<p>There were no comments or questions pertaining to Resolution 02-12-14E.</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 adopted.</p>

Note: Several Commissioners disconnected from the call following the adoption of Resolutions. Proceedings were suspended until quorum was re-established.

Public Comments

Several representatives of the Cramer Hill Local Organizing Committee (affiliated with St. Anthony's and the Camden Churches Organized for People) were present. They raised concerns pertaining to abandoned properties.

Ms. Lydia Bragg of 931 N. 19th Street stated some 20 houses in need of demolition have been identified in Cramer Hill. Reportedly, the attendees previously sought assistance through Councilman Lopez, Code Enforcement officials, and others. Six (6) of the properties are/were owned by CRA. One has been demolished. These remain: 903, 906, 915, 926, and 936 on N. 19th Street.

Ms. Bragg expressed great concern about a privately owned house at 930 N. 19th Street. Housing Director Olivette Simpson will check to see if this property is on the City's Abandoned Properties List.

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Ms. Bragg also noted: TLFC-related issues previously presented barriers. The group is optimistic about demolition prospects now that the properties are owned by CRA.

Code Enforcement is to be notified to ensure violations are addressed. Representatives are to contact Ombudsman Vincent Basara, so properties can be placed on the Abandoned Properties list.

Per Chair Torres' direction, addresses of speakers were secured, so CRA can further investigate.

Eulisis Delgado spoke on behalf of Andres Rivera of 917 N. 19th Street regarding 915 N. 19th Street, reporting that the structure is a rat and roach infested property, with trash, prostitution, drug, and fungus problems. The basement floods. Expenses to address these conditions have been covered at Mr. Rivera's personal expense.

(Mr. Hagamin re-joined the meeting.)

Ann Hurley of 209 Westover Drive, Cherry Hill, NJ, advised that she has been working on this issue for over four (4) years. She previously informed by Code Enforcement Division Director Iraida Afanador and others of the existence of an abandoned properties list, but there are so many different lists, residents are uncertain of which list is Official. Ms. Simpson noted the City's official list of abandoned properties is on the City website. It is maintained by City Properties, the City's Law Department and the BGDOT Ombudsman. The Ombudsman is responsible for having properties added and/or removed from the list.

910 N 19 St...Mr. Felip Siduroa of 910 N. 19th Street stated he has a problem with a house that has been invaded (906 N. 19th Street). That property is without electricity or hot water; however, it is occupied by a squatter. Mr. Siduroa advised that he has fear of fire.

Ms. Torres asked if this property is CRA-owned and what can be done. Ms. Simpson reported several properties have already been inspected; three (3) houses are on the CRA's demolition list. She introduced Construction Manager Dwaine Williams, who is coordinating the project. Properties at 926, 936 N. 19, and 933 No 20th will be demolished. Property at 906 N. 19th Street will be re-inspected and re-boarded.

Kristin Nalen of St. Anthony's, who lives in Palmyra, noted that she has spoken with some 15 residents who have similar concerns. She asked that CRA meet with the neighbors to discuss prioritization of demolition, stabilization, and conveyance of properties.

Chairperson's Remarks

Ms. Torres informed the Commissioners that, except in the case of emergencies, conference call participation should not be permitted for future meetings.

New Business

None.

Executive Session

None.

Old Business

None.

Adjournment

On a Motion made by Mr. Vazquez, seconded by Mr. Quinones, this meeting adjourned at approximately 7:30 PM.

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