

**Minutes of March 6, 2014
Board Caucus**

The Board of Commissioners of the City of Camden Redevelopment Agency met on Thursday, March 6, 2014, at Camden City Hall, Suite 1300, 520 Market Street, Camden, New Jersey.

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

Present: MT, VB, BM, LQ, and JV

Absent: EG and KH

Attendees: City Attorney Marc Riondino; Sandra Ross Johnson, Carla Rhodes, Johanna Conyer, James Harveson, Olivette Simpson, and Sulena Robinson-Rivera , CRA; Vincent Basara, City of Camden, Urban Enterprise Zone; LaVerne Williams of Branch Village; Tim White, Regional Director of Real Estate and Brian Gavaghan, Assistant Project Manager, Boos Development Group, Clearwater, FL

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.

Note: An agenda with corrections was presented.

Review of Minutes

Meeting Date	M	A	N	AB	Comments
February 6, 2014 February 12, 2014					There were no comments or questions.

Executive Director's Report

Meeting Date	M	A	N	AB	Comments
March 12, 2014					<p>A written report was previously submitted by Executive Director Sandra Ross Johnson. Ms. Johnson also reported on the KIPP Academy groundbreaking, noting the Commissioners previously authorized assemblage of land for the structure in Cooper Plaza/Lanning Square. She also noted completion of the Lanning Square RFP and announced it will be presented at the April 2014 meeting.</p> <p>Mssrs. Tim White and Brian Gavaghan of Boos Development Group were introduced. Details relating to Resolution 03-12-14E were provided. The discussion focused on two of three properties Boos seeks to develop in Camden: primarily Linden @ 7th and 8th Streets (CRA-owned), but also 17th @ River and State Streets (City-owned).</p>

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

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

Separate discussions are underway regarding development at a Ferry Avenue location in partnership with Conifer Realty.

Mr. White shared highlights of a proposal; it was previously presented to the City's Business Growth and Development Team and approved by the Administration. Notably, Boos is a wholly family-owned, strongly capitalized company with many clients. The largest developer of its type in the US, Boos' Family Dollar stores provide goods urban dwellers desire as well as jobs that pay a living wage and provide healthcare benefits. In addition to purchasing and developing the land, Boos will secure tenants. (AutoZone, Burger King, CVS, Dunkin Donuts, and McDonald's are among its current clients.)

Upon the request of CRA's Economic Development Director James Harveson, Mr. White described Boos' plans relating to prospective traffic conditions at the proposed Linden @ 7th and 8th Streets Family Dollar location. Mr. White explained traffic will be drawn off 7th and 8th Streets, rather than Linden, and provide tractor trailer access with minimal congestion via bridge traffic.

Chair Torres inquired about whether or not Boos had consulted the pharmacy located in the vicinity. Mr. White responded that he had not..

CRA's Housing Director Olivette Simpson asked if the Family Dollar stores have standard design features. Mr. White reported there are 13 "looks," and the firm is willing to consider "dressed up" looks, so long as they can be achieved within budget constraints.

Ms. Johnson inquired about the timeline. Mr. White reported the process between securing permits, construction, and opening the store(s) would require roughly one year.

Ms. Johnson also asked the Commissioners to consider a walk-on authorizing action for the proposed 17th @ State and River Streets store at the March 12th meeting as well as Resolution 03-12-14E.

Chair Torres consented. She also asked if a survey of existing Family Dollar stores in the market had been conducted. Mr. White stated decisions about expansion are determined on the basis of market-density.

Ms. Simpson inquired about the Family Hope Foundation. Mr. White explained that the foundation's work was initially concentrated in the south; helping previously segregated schools improve services. Presently, activities are controlled on a market-by-market basis.

Chair Torres inquired about employment projections. Mr. White reported each store is expected to have eight to ten employees, plus two managers.

<p>Executive Director's Report (cont'd)</p>					<p>There were no further comments or questions.</p> <p><i>Note: The chart identifying xxx was inadvertently omitted from the Executive Director's written report. It will be forwarded electronically in advance of the Regular Monthly meeting of March 12, 2014. Hard copies will also be supplied at the meeting.</i></p>
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Resolutions for Review and Action

		M	A	N	AB	
03-12-14A	<p>Resolution Recognizing the 10-Year Service Anniversary of Johanna Conyer with the City of Camden Redevelopment Agency</p>					<p>There were no comments or questions.</p>
03-12-14B	<p>Resolution Recognizing the 10-Year Service Anniversary of Donna Helmes with the City of Camden Redevelopment Agency</p>					<p>There were no comments or questions.</p>
03-12-14C	<p>Resolution Authorizing the City of Camden Redevelopment Agency to Establish a Pre-Qualified List of Environmental and Engineering Firms to Provide Environmental Services</p>					<p>This Resolution was presented by Mr. Harveson. Commissioner Louis Quinones inquired about the number of firms on the list. Mr. Harveson reported seven firms are on the list. The list is smaller than in prior years. All of the firms have been previously utilized.</p> <p>There were no further comments or questions.</p>

03-12-14D	<p>Resolution Rescinding Resolution 04-03-13F which Previously Authorized an Amendment to the Remedial Work Management Agreement with The Salvation Army in Connection with the Remediation of a Portion of the Harrison Avenue Landfill which Amendment is No Longer Needed Resolution</p>					<p>This Resolution was presented by Mr. Harveson. He noted additional funds will make it possible to complete additional work.</p> <p>There were no further comments or questions.</p>
03-12-14E	<p>Designating Boos States Development, LLC as the Redeveloper of Block 85, Lot 1 and Block 86, Lot 51 of the City of Camden Tax Map Located in the Camden North Gateway Redevelopment Area and Authorizing the City of Camden Redevelopment Agency to Enter into a Cost Agreement and to Negotiate a Proposed Redevelopment Agreement with Boos States Development, LLC for the Development of a Family Dollar Store with Additional Retail Space on Such Property</p>					<p>Commissioner Bryan Morton asked if any community benefits would be derived. Commissioner Vance Bowman instructed staff to address this matter with the prospective Developer.</p> <p>There were no further comments or questions.</p>
03-12-14F	<p>WALK-ON</p>					

Public Comments

Ms. LaVerne Williams of Branch Village raised concerns about the small number of jobs created anticipated in connection with the two proposed Family Dollar stores. She also commented on the physical conditions of the stores in which she has shopped.

Chairperson's Remarks

Ms. Torres commented on the importance of Commissioners' participation in meetings in person.

New Business

None.

Executive Session

None.

Old Business

None.

Adjournment

This meeting adjourned at approximately 7:00 PM.

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