

The Board of Commissioners of the City of Camden Redevelopment Agency met on Thursday, May 8, 2014, at Camden City Hall, 13th Floor Conference Room, 520 Market Street, Camden, New Jersey.

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

Present: MT, VB, LQ, and JV

Absent/Excused: BM, EG, and KH

Attendees: Saundra Ross Johnson, Mark Asselta, Carla Rhodes, Johanna Conyer, and James Harveson, CRA; Colandus “Kelly” Francis, Camden County NAACP; and Gregory Helendiah, Esq. of Dubois, Sheehan Attorneys-at-Law

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
April 3, 2014 April 9, 2014					There were no comments or questions.

Executive Director’s Report

Meeting Date	M	A	N	AB	Comments
May 14, 2014					<p>In addition to the previously submitted written report, Executive Director Saundra Ross Johnson announced the Federal Reserve Bank of Philadelphia’s Conference, “Reinventing Older Communities,” will be held May 12-14, 2014. Along with Mayor Dana L. Redd, she will host a tour of the City of Camden for conference attendees. An overview of the bank’s role was also provided.</p> <p>Ms. Johnson invited Commissioners to participate in the tour. Board Chair Marilyn Torres already had agreed to participate and Vice Chair Vance Bowman stated he would join her. An overview of tour sites was provided.</p> <p>Ms. Johnson reported projects are progressing as is work on the CHOICE Grant Plan. (The second draft plan was submitted to HUD on April 11. Ms. Torres thanked Ms. Johnson for her report and for the work. She also thanked Board Counsel Mark Asselta for attending Monthly Caucuses.</p>

VB = Commissioner Vance Bowman **EG** = Commissioner Edgardo Garcia **KH** = Commissioner Kenwood E. Hagamin, Jr.
BM = Commissioner Bryan Morton **LQ** = Commissioner Louis Quinones **JV** = Commissioner Jose Vazquez
MT = Commissioner Marilyn Torres

Presentations

None.

Resolutions for Review and Action

		M	A	N	AB	
05-14-14A	Resolution Certifying that Each Member of the City of Camden Redevelopment Agency Board of Commissioners has Personally Reviewed the FYE 2013 Annual Audit Report					This Resolution was presented by Finance Director Johanna Conyer. Ms. Conyer emphasized that personal signatures certifying Commissioners' review are required by New Jersey's Department of Consumer Affairs within 45 days of the presentation of the Audit Report. This will be handled at the Regular Monthly Meeting of May 14. There were no comments or questions.
05-14-14B	Resolution Authorizing an Agreement with Camden County One-Stop/WorkFirst New Jersey to Participate in the Community Work Experience Program (CWEP)					This Resolution was presented by Ms. Johnson. She informed the Commissioners of a recent audit, which had been conducted by the State and noted steps taken to assure compliance. Ms. Torres inquired about whether CRA has a parallel or collaborative YouthBuild program with the Housing Authority of the City of Camden. Ms. Johnson noted a lack of funds to continue the partnership established earlier with HACC. She also differentiated the programs: CWEP interns perform a wide range of administrative tasks and YouthBuild focuses on the development of construction trade skills. There were no further comments or questions.
05-14-14C	Resolution Authorizing the Acceptance of a Grant from the Hazardous Discharge Site Remediation Fund for Remedial Action on the Meadows at Pyne Poynt Portion of the Knox Gelatin Site (Block 746, Lots 16, 47 and Parts of 45 and 46 of the Camden City Tax Map) in the North Camden Brownfield Development Area in an Amount Not to Exceed \$383,424					This Resolution was presented by Economic Development Director James Harveson. He explained funds reimbursement is an eligible expense. Through recent correspondence, Mr. Harveson learned the grant amount had changed. This Resolution updates the records accordingly. There were no comments or questions. <i>NOTE: A revised Resolution with the new Amount Not to Exceed supplied by the NJ Department of Environmental Protection will be presented at the Regular Monthly Meeting.</i>

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05-14-14D	<p>Resolution Authorizing a Professional Services Agreement with Environmental Resolutions, Inc. to Complete a Preliminary Assessment/Phase I Environmental Site Assessment of the APM Site (Block 844, Lot 13 of the Camden City Tax Map) for a Cost Not to Exceed \$3,000</p>					<p>This Resolution was presented by Mr. Harveson. He noted Phase I is required to preserve the “innocent purchaser” status with the Environmental Protection Agency, so grants can be pursued. This certifies that CRA is not responsible for contaminating the site and, therefore, is not responsible for clean up. There were no comments or questions.</p>
05-14-14E	<p>Resolution Authorizing a Professional Services Agreement with J. McHale & Associates, Inc. for Appraisal Services in Connection with the Redevelopment of Block 75, Lot 3 for a Cost Not to Exceed \$5,000.00</p>					<p>This Resolution was presented by Ms. Johnson. The Commissioners were reminded of their prior approval of the Redeveloper. Commissioner Jose Vazquez inquired about an update from M&M regarding the Environmental Report. Ms. Johnson reported it has not been received. Mr. Vazquez also asked about plans for parking and whether or not the City or CRA own nearby property that can accommodate parking for 29 new residents. He encouraged Staff and the Redeveloper to get ahead of the issue. Ms. Johnson will provide additional details. Board Counsel Mark Asselta noted the costs for the appraisal and legal services will be passed on to the redeveloper. There were no further comments or questions.</p>
05-14-14F	<p>Resolution Authorizing a Professional Services Agreement with Ballard Spahr LLP Legal Services in Connection with the Redevelopment of Block 75, Lot 3</p>					<p>This Resolution was presented by Ms. Johnson. She noted Ballard Spahr provided services for a substantial amount of NSP2 legal matters. Mr. Asselta explained the various (three-part) legal tasks of the Agreement. Commissioner Vance Bowman asked if there is a way to secure funding from Redevelopers in advance. Ms. Johnson explained CRA does not lay out funds to pay for services; CRA enters into an Agreement for redevelopers to pay invoices. There were no further comments or questions.</p>

Public Comments

None.

Chairperson's Remarks

None.

New Business

None.

Executive Session

None.

Old Business

None.

Adjournment

On a Motion made by Mr. Bowman, seconded by Mr. Vazquez, this meeting adjourned at approximately 6:37 PM.

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