

The Board of Commissioners of the City of Camden Redevelopment Agency held its Regular Monthly meeting on Wednesday, October 8, 2014, at Camden City Hall, Council Chambers, 520 Market Street, Second Floor, Camden, New Jersey.

Chair Marilyn Torres called the meeting to order at approximately 6:03 PM. Interim Board Clerk Sulena Robinson-Rivera called the roll.

Present: MT, VB (via telephone), MN, and JV

Absent: EG, KH

Attendees: Sandra Ross Johnson, Mark Asselta, Johanna Conyer, Olivette Simpson, Sulena Robinson-Rivera, CRA; Kelly Francis, Camden County NAACP; Richard J. Landers, Dayle Rosenzweg, Campbell Soup Co.; George Sowa, Brandywine Realty Trust

Mrs. Robinson-Rivera 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

Caucus: September 4, 2014 and Meeting: September 10, 2014

Motion: MN, JV

Ayes: MT, VB, MN, JV

Nays:

Abstentions:

Comments:

On a Motion made by Commissioner Mirta Nieves, seconded by Commissioner Jose Vasquez and affirmed by all in a Voice Vote, the Minutes were approved.

Executive Director's Report

Motion: JV, VB

Ayes: MT, VB, MN, JV

Nays:

Abstentions:

Comments:

In addition to the previously submitted written report, Executive Director Sandra Ross Johnson added that the Pricerite Supermarket located on the former Pathmark site on Mt. Ephraim Ave will be opening on October 15, 2014 and of the more than 70 people hired, 53 are Camden City residents. All commissioners were invited to attend the opening event.

On a Motion made by Commissioner Vasquez, seconded by Commissioner Bowman and affirmed by all in a Voice Vote, the Executive Director's Report was approved.

Resolutions (con't)

10-08-14A Resolution Approving Brandywine Operating Partnership, L.P. as Sub Redeveloper of Block 1459, Lots 9, 14, 15, 16 & 17; Block 1463, Lot 1 and Block 1464, Lots 4 & 5 of the Camden City Tax Map Pursuant to the Master Redevelopment Agreement with Campbell Soup Company for the Redevelopment of the Gateway Office Park Area in the Gateway Redevelopment Area

Motion: JV, VB

Ayes: MT, VB, MN, JV

Nays:

Abstentions:

Comments:

Richard Landers of Campbell Soup and George Sowa, Brandywine Realty Trust thanked the Board for the opportunity to work with the City and CRA, and expressed gratitude and excitement for this next redevelopment phase. Non-substantive revisions were made to the resolution.

On a Motion made by Commissioner Vasquez, seconded by Commissioner Bowman and affirmed by all in a Roll Call Vote, the resolution was approved.

10-08-14B Resolution Introducing and Approving for Submission to the Director of the Division of Local Government Services the Agency's Proposed Budget for the Fiscal Year 2015

Comments:

THIS RESOLUTION WAS TABLED. Director Johnson advised that the budget requires additional vetting and she requested a special meeting for the Board to approve the budget before the end of October 2014.

10-08-14C Resolution Authorizing an Application for and Acceptance of a Grant from the Hazardous Discharge Site Remediation Fund in an Amount Not to Exceed \$1,800,000 for Remedial Action on a Portion of the Harrison Avenue Landfill ("Balance of the Landfill") (Block 809, Lot 7 of the Camden City Tax Map)

Motion: VB, JV

Ayes: MT, VB, MN, JV

Nays:

Abstentions:

Comments:

There were no questions or comments. On a Motion made by Commissioner Bowman, seconded by Commissioner Vasquez and affirmed by all in a Roll Call Vote, the resolution was approved.

10-08-14D Resolution Authorizing a Professional Services Agreement with Steven W. Bartelt, MAI for Appraisal Services at 1825 Admiral Wilson Boulevard (Exxon Site) in the Admiral Wilson North Redevelopment Area for a Cost Not to Exceed \$3,300

Motion: JV, VB

Ayes: MT, VB, MN, JV

Nays:

Abstentions:

Comments:

There were no questions or comments. On a Motion made by Commissioner Vasquez, seconded by Commissioner Bowman and affirmed by all in a Roll Call Vote, the resolution was approved.

Resolutions (con't)

10-08-14E Resolution Authorizing a Contract for Property Maintenance Services with XXXX for the NSP 2 Clean & Green Vacant Lot Stabilization Program Operated in the Cooper Plaza and Lanning Square Redevelopment Areas For A Cost Not to Exceed \$XXXX

Comments:

THIS RESOLUTION WAS TABLED. CRA received one response to the Request for Proposal and this response exceeded the available funds. The RFP will be advertised again.

10-08-14F Resolution Designating Reinaldo Lagares as the Redeveloper of Block 581, Lot 66 of the Camden City Tax Map Located in the Centerville Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper for Site Improvements

Motion: VB, JV

Ayes: MT, VB, MN, JV

Nays:

Abstentions:

Comments:

There were no questions or comments. On a Motion made by Mr. Bowman, seconded by Mr. Vazquez and affirmed by all in a Roll Call Vote, the resolution was approved.

10-08-14G Resolution Authorizing the City of Camden Redevelopment Agency to Accept the Conveyance of Properties Located in Blocks 509, 511, 512, and 514 of the City of Camden Tax Map from the City of Camden to Allow an Assemblage of Properties for a Development Project By the South Jersey Port Corporation

Motion: JV, VB

Ayes: MT, VB, MN, JV

Nays:

Abstentions:

Comments:

Mark Asselta reminded the Board that this is one of the resolutions mentioned at caucus that would be presented as a walk-on. Mr. Asselta also advised that the City of Camden is conveying all properties to the CRA without consideration. The CRA will, in turn, sell the parcels to the South Jersey Port. The list of properties are reflected in Exhibits A and B to the resolution. Commissioner Nieves asked if all of the properties being assembled are vacant, and the response was that they were all vacant.

On a Motion made by Commissioner Vasquez, seconded by Commissioner Bowman and affirmed by all in a Roll Call Vote, the resolution was approved.

10-08-14H Resolution Authorizing the Sale of Properties Located in Blocks 509, 511, 512, 514 and 515 of the City of Camden Tax Map to the South Jersey Port Corporation for A Port Related Development Project For a Consideration of \$1,000,000.00

Motion: MN, VB

Ayes: MT, VB, MN, JV

Nays:

Abstentions:

Comments:

Mark Asselta connected this resolution to Resolution 10-08-14G, adding that after all liens and other obligations are paid, the City of Camden and the CRA will share a 50/50 split of the balance of the proceeds. On a Motion made by Commissioner Nieves, seconded by Commissioner Bowman, and affirmed by all in a Roll Call Vote, the resolution was approved.

Resolutions (con't)

10-08-14I Resolution Authorizing an Amendment to a Redevelopment Agreement with Broadway Housing Partners, LLC for a Housing and Retail Redevelopment Project on Block 1403, Lot 1; Block 1404, Lots 25-32; and Block 1407, Lots 1, 4, 50 and 51 on the Tax Map of the City of Camden Located in the Cooper Plaza Redevelopment Area

Motion: MN, VB

Ayes: MT, VB, MN, JV

Nays:

Abstentions:

Comments:

Commissioner Bowman asked for more information on this resolution. Director Johnson responded that this resolution related to the apartment building across the street from the medical school. The redeveloper was to close in September, and is now asking that the date for closing be extended to the end of the year. Olivette Simpson advised that the parcels were Lots 25 through 32.

On a Motion made by Commissioner Nieves, seconded by Commissioner Bowman and affirmed by all in a Roll Call Vote, the resolution was approved.

(Note: A nonsubstantive format revision was made to the resolution after it was approved).

Public Comments

Kelly Francis asked for an update and status of the Lanning Square RFP. Executive Director Johnson informed the deadline was October 3, 2014 and the CRA is disappointed, as there was not a single submission. A debrief of the RFP and survey of various redevelopers will occur and then the RFP will be revised and re-advertised. He also asked what the RFP included. Director Johnson responded that the RFP included activities such as demolition and relocation. Mr. Francis also asked who would purchase and perform relocation for the properties. Director Johnson advised that the redeveloper would acquire and relocate. In response to Mr. Francis's question as to whether Resolution 10-08-14A was just for naming a sub redeveloper, Director Johnson affirmed. Mr. Francis inquired as to whether Campbell Soup purchased Cutler Metals aka Alpha Metals, to which Director Johnson responded that Campbell Soup is currently leasing the Alpha Metals property from CRA. Mr. Francis asked for a copy of the property lists for Resolutions G & H and Johanna Conyer provided him a copy during the meeting. Mr. Francis was advised that both the City of Camden and the CRA owned properties associated with Resolutions G and H, and that net sales proceeds would be split 50/50 between the CRA and City of Camden.

Old Business

Mark Asselta advised that the negotiated price for CRA's purchase of the DRPA parcels for the ShopRite project is \$1.3 million.

New Business

None

Chairperson's Remarks and Observations

Commissioner Torres thanked everyone for the hard work they do and for coming to the meeting.

Executive Session

None

Adjournment

On a Motion made by Commissioner Bowman, seconded by Commissioner Nieves, and affirmed by all in voice vote this meeting adjourned at approximately 6:27 PM.

VB = Commissioner Vance Bowman EG= Commissioner Edgardo Garcia KH = Commissioner Kenwood E. Hagamin, Jr.
MN = Commissioner Mirta Nieves MT = Commissioner Marilyn Torres
JV = Commissioner Jose Vazquez