

The Board of Commissioners of the City of Camden Redevelopment Agency held its Regular Monthly Meeting on Wednesday, August 12, 2015, at Camden City Hall, Suite 1300, Camden, New Jersey.

Chair Marilyn Torres called the meeting to order at approximately 6:02 PM. Board Clerk Carla Rhodes called roll.

Present: MT, VB, SD, JR, and MS

Absent: KH

Attendees: Saundra Ross Johnson, Mark Asselta, Carla Rhodes, Johanna Conyer, James Harveson, Sulena Robinson-Rivera, and Richard Rabinowitz, CRA; Gregory Ricciridi, Esq. of Parker McKay P.A. and George Sowa of Brandywine Realty Trust; Colandus "Kelly" Francis of Camden County NAACP, John Boyle, Bicycle Coalition of Greater Philadelphia, Olivia Glenn, NJ Conservation Foundation, and Ruth and Perry Jenkins

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, the Philadelphia Inquirer, and the Office of the City Clerk.

Review of Minutes

Dates of Meetings- July 1 and July 8, 2015

Motion: MS, JR **Ayes:** MT, VB, SD, JR, MS

Nays: **Abstentions:**

Comments: Ms. Torres asked all Commissioners if they had an opportunity to review the minutes. All affirmed. There were no further comments or questions.

Executive Director's Report

Date of Meeting- August 12, 2015

Motion: MS, JR **Ayes:** MT, VB, SD, JR, MS

Nays: **Abstentions:**

Comments: In addition to the previously supplied written report, Executive Director and Board Secretary Saundra Ross Johnson thanked the commissioners for their patience during her absence and commended Finance Director Johanna Conyer for filling in. Ms. Johnson also acknowledged the presence of representatives of Brandywine Realty Trust, welcomed the newly appointed Commissioner Sheila Davis to the work and thanked Ms. Torres and the Council for the vote authorizing her service. A request was made to enter into an Executive Session for the purpose of reviewing a contract matter.

There were no further comments or questions.

Resolutions for Review and Action

08-12-15A Resolution Authorizing a Professional Service Agreement with TRC Environmental Corporation for Environmental Engineering and Licensed Site Remediation Professional Services in Connection with 320 North Second Street, Camden, N.J. for an Amount Not to Exceed \$9,270.90

Motion: MS, VB Ayes: MT, VB, SD, JR, MS
Nays: Abstentions:

There were no comments or questions.

08-12-15B Resolution Authorizing a Professional Services Agreement with Langan Engineering & Environmental Services to Provide Environmental Investigation and Remediation Services in Connection with the Former Sears Tire & Battery Site (1350 Admiral Wilson Boulevard, Camden, N.J.) for the Lump Sum Amount of \$137,130

Motion: VB, MS Ayes: MT, VB, SD, JR, MS
Nays: Abstentions:

There were no comments or questions.

08-12-15C Resolution Authorizing to Enter into an Agreement of Sale with ResinTech, Inc. for the Sale and Development of Property Designated as Block 1184 Lot 5, Block 1182, Lot 5 and Block 1181 Lot 1 of the City of Camden Tax Map for a Purchase Price of at Least \$1,080,000.00

Motion: JR, VB Ayes: MT, VB, SD, JR, MS
Nays: Abstentions:

There were no comments or questions.

08-12-15D Resolution Authorizing a Professional Services Agreement with J. McHale & Associates, Inc. for Appraisal Services in Connection with the Sale of Block 1184 Lot 5, Block 1182 Lot 5 and Block 1181 Lot 1 on the City of Camden Tax Map for the Amount of \$7,500

Motion: JR, MS Ayes: MT, VB, SD, JR, MS
Nays: Abstentions:

There were no comments or questions.

08-12-15E Resolution Authorizing a Professional Services Agreement with Sovereign Consulting, Inc. for Field Work Oversight of the Stockpiling of Dredge Material at the Harrison Avenue Landfill for Agreed Upon Unit Rates

Motion: VB, MS Ayes: MT, VB, SD, JR, MS
Nays: Abstentions:

There were no comments or questions.

Resolutions for Review and Action (cont'd)

08-12-15F Resolution Amending Resolution 10-08-14A and Approving Brandywine Operating Partnership, L.P. as Sub-Redeveloper of Block 1458 Lots 8 & 12 of the City of Camden Tax Map and Approving a Cost Agreement and Sub-Redevelopment Agreement for Such Properties 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: JR, VB Ayes: MT, VB, SD, JR, MS
Nays: Abstentions:

In addition to the previously supplied electronic version of the revised resolution, a hard copy was presented. Board Counsel Mark Asselta advised of the changes that clarify the role of the Campbell Soup Company and establish that it will not be the developer of the designated parcels. The revised resolution also identifies properties that are being acquired from private owners.

There were no further comments or questions.

Public Comments

Colandus "Kelly" Francis of the Camden County NAACP asked if any further action was taken regarding the properties in the area formerly known as Lanning Square West. Ms. Johnson stated bids will be reviewed by the close of business on Monday, August 17. Mr. Francis inquired further about the number of properties under consideration. Ms. Johnson informed him that 21 CRA-owned properties have been designated for redevelopment and remaining properties will be subject to negotiation with the developer.

John Boyle of the Bicycle Coalition of Greater Philadelphia voiced support of the Subaru project. Gregory Ricciardi of Parker McKay introduced George Sowa of Brandywine Trust Realty and he thanked the commissioners for the opportunity afforded with approval of the sub-redevelopment for Subaru. Mr. Sowa also reiterated a prior position regarding the goal of creating a community; not just with businesses, but with the residents of Camden as well. He also asked that bicycle stands be available at the developed sites. Olivia Glenn of the New Jersey Conservation Foundation thanked the commissioners for approving the plan and stated she is delighted to hear of the Subaru plan and is looking forward to working together on its execution.

There were no further comments or questions.

Old Business

Ms. Johnson reminded the commissioners of the CHOICE Grant Application Review with staff of the U.S. Department of Housing and Urban Development to be held on Thursday, August 13. Camden is one of nine finalists competing for five grants of up to \$30 million.

There were no further comments or questions.

New Business

None.

Chairperson's Remarks and Observations

None.

Executive Session

On a motion made by Commissioner Sheila Davis, seconded by Commissioner Javier Ramos and affirmed by all, an Executive Session commenced at approximately 6:25 PM.

Adjournment

On a motion made by Commissioner Maria Sharma, seconded by Mr. Ramos, this meeting adjourned at approximately 6:46 PM.

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