

The Board of Commissioners of the City of Camden Redevelopment Agency held its Regular Monthly Meeting on Wednesday, April 8, 2015, at Camden City Hall, 520 Market Street, Council Chambers, Camden, New Jersey.

Board Counsel Mark Asselta advised the Commissioners of Board Chair Marilyn Torres' illness. No officers were present. Commissioner Kenwood Hagamin, Jr. volunteered to chair the meeting.

Mr. Hagamin called the meeting to order at 6:10 PM. Board Clerk Carla Rhodes called roll.

Present: KH, MN, JR, and MS
Absent: VB
Excused: MT

Attendees: Saundra Ross Johnson, Mark Asselta, Carla Rhodes, Olivette Simpson, James Harveson, and Johanna Conyer, CRA; Colandus "Kelly" Francis, Camden County NAACP and LaVerne Williams of Branch Village.

Ms. Rhodes advised the Board that, pursuant to the requirements of the Open Public Meetings Act, notice(s) had been published in the Courier-Post and the Philadelphia Inquirer and posted in the Office of the City Clerk.

Review of Minutes

Date of Meetings-March 11, 2015

Motion: JR, MN **Ayes:** KH, MN, JR, and MS

Nays: **Abstentions:**

Comments: There were no comments or questions.

Executive Director's Report

Date of Meeting-April 8, 2015

Motion: MN, KH **Ayes:** KH, MN, JR, and MS

Nays: **Abstentions:**

Comments:

In addition to the previously submitted written report, Board Secretary/Executive Director Saundra Ross Johnson advised the Commissioners of the resignation of Jose A. Vazquez and noted the need to select his replacement as Treasurer. The Commissioners also were updated on pertinent recent Council Actions, namely approval of the conveyance of land from the City of Camden to CRA for the Holtec Project. Ms. Johnson also reported that a new RFP for Lanning Square will be published by the end of April 2015. The CRA discussed the RFP with the Lanning leadership. In furtherance of development of a Solar Panel Field at the Harrison Avenue Site, a meeting engaging representatives from the US Environmental Protection Agency, NJ Department of Environmental Protection, Bureau of Public Utilities, and The Salvation Army was convened to review requirements and necessary actions to achieve CRA's commitment to lowering the KROC Center's utilities.

In accordance with State filing regulations pertaining to annual financial audits, the Commissioners were advised to anticipate receiving notice of a Special Meeting to be held in late-April 2015. The newly appointed Commissioners were reminded of Ethics training to be held on Saturday, April 11, 2015.

Resolutions for Review and Action

04-08-15A Resolution Amending Resolution 10-08-14G to Add Block 511, Lot 89 of the Camden City Tax Map to the List of Properties for which the City of Camden Redevelopment Agency Will Accept Conveyance from the City of Camden to Allow an Assemblage of Properties for a Development Project by the South Jersey Port Corporation

Motion: MN, MS **Ayes:** KH, MN, JR, and MS

Nays: **Abstentions:**

Comments: Economic Development Director James Harveson informed the Commissioners that this Resolution is intended to add a property that had been overlooked in the previous resolution.

Ms. Nieves inquired about the location and occupancy of the property. Ms. Johnson advised that the address is 527 Lester Avenue. Mr. Harveson reported the land is vacant, as all houses were previously demolished.

04-08-15B Resolution Amending Resolution 10-08-14H to Add Block 511, Lot 89 of the Camden City Tax Map to the List of Properties to be Sold to the South Jersey Port Corporation for a Port-Related Development Project

Motion: MN, JR **Ayes:** KH, MN, JR, and MS

Nays: **Abstentions:**

Comments: There were no comments or questions.

04-08-15C Resolution Authorizing the Acceptance of a Contribution from the Fulton Bank of New Jersey in the Amount of \$2,600.00 and the Granting of these Funds to Jersey Counseling and Housing Development, Inc. for Housing Pre-Purchase Counseling Services and Workshops

Motion: MN, MS **Ayes:** KH, MN, JR, and MS

Nays: **Abstentions:**

Comments: Ms. Johnson advised the Commissioners that this Resolution is CHOICE Grant-related and supports City, CRA, and Housing Authority's mission to prepare residents (primarily in Whitman Park) for homeownership.

04-08-15D Resolution Rescinding Resolution 12-10-14A and Authorizing a Professional Service Agreement with J. McHale & Associates, Inc. for Appraisal Services for Property Designated as Block 844, Lot 13 on the Camden City Tax Map Located in the Cramer Hill Redevelopment Area for a Cost Not to Exceed \$2,500.00

Motion: MN, MS **Ayes:** KH, MN, JR, and MS

Nays: **Abstentions:**

Comments: Ms. Johnson provided background on the Resolution pertaining to property located at River Road and State Street and the necessary fee adjustment. She also advised the Commissioners that it is a correcting Resolution for the appraisal. Mr. Asselta noted the costs are covered by Mastery Charter School.

Public Comments

Ms. LaVerne Williams of Branch Village inquired about several resolutions. Regarding Resolution 04-08-15A, she asked if the properties are located in Lanning Square. Ms. Johnson informed her that this resolution pertained to one property in Waterfront South. Once the City transfers the property, CRA will sell it to the Port for redevelopment purposes, and the Port will lease it to Holtec.

Regarding 04-08-15C, Ms. Williams asked if the funding is from the \$30 million CHOICE Grant. Ms. Johnson informed her that the funding is being provided by a private bank to cover the cost of four home-ownership counselling sessions.

Regarding 04-08-15D, Ms. Williams asked if the property had been appraised twice. Ms. Johnson informed her the initial \$750 fee was too low for the scope of work required; the amount to cover the complete task was \$2,500 and the cost is covered by Mastery Charter School.

Colandus "Kelly: Francis of the Camden County NAACP commented on Resolution 04-08-15A, noting that 170+ row houses previously were located on this site and the residents were forced to move due to environmental issues resulting from the operations of a cement company in the area. Mr. Francis also advised that there was litigation surrounding the operation claimed to be in violation of Title VI of the Civil Rights Act.

Regarding Resolution 04-08-15C, Mr. Francis asked if Jersey Counselling is a CDC engaging in housing development. Ms. Simpson explained that Jersey Counselling is not engaged in housing development in Camden.

Old Business

There were no comments or questions.

New Business

Ms. Johnson noted a desire to review CRA's finances with the Commissioners.

Chairperson's Remarks and Observations

Mr. Hagamin thanked citizens for participating and educating the commissioners. Ms. Johnson and her staff were also thanked for their hard work.

Executive Session

None.

Adjournment

On a Motion made by Commissioner Mirta Nieves, seconded by Commissioner Maria Sharma and affirmed by all in voice vote, this meeting adjourned at approximately 6:40 PM.