

The Board of Commissioners of the City of Camden Redevelopment Agency met on Thursday, August 30, 2012 at Camden City Hall, Suite 1300, 520 Market Street, Camden, New Jersey.

Finance Committee Chairman Kenwood E. Hagamin, Jr. called the meeting to order at 5:46 PM. The Board Clerk called roll.

Present: KH, LQ, MS, and JV
Absent: VB, GP, and BM
Attendees: Saundra Ross Johnson, Mark Asselta, Carla Rhodes, Johanna Conyer, James Harveson, and Dwaine Williams, CRA and Colandus "Kelly" Francis of the Camden NAACP

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
July 26, 2012 August 1, 2012					The Minutes of the July 26, 2012 Caucus, August 1, 2012 Regular Meeting of the Camden Redevelopment Agency's Board of Commissioners were previously provided to the Commissioners. There were no comments or questions.

Executive Director's Report

Meeting Date	M	A	N	AB	Comments
August 30, 2012					Executive Director Saundra Ross Johnson's Report was previously provided to the Commissioners. Additionally, she gave notice of the opening of Rutgers' Graduate Student Housing on Wednesday, September 19, 2012 @ 11:00 AM and extended an invitation for the Commissioners to attend. Director Johnson also noted CRA was responsible for the assemblage of the land and a recent Courier-Post article highlights three retail establishments that will be housed in the facility.

				<p>Considerable discussion ensued regarding the Jobs Report. Commissioner Melinda Sanchez noted a discrepancy in figures; Director Johnson agreed and said an updated report would be presented at the next meeting. Commissioner Jose Vazquez inquired about the number of Mentees who got into unions. Director Johnson reported that none of the Mentees had become union members and she encouraged Commissioner Vazquez to supply details advising of how CRA might pursue union placements for Mentees in the YouthBuild Program. Commissioner Vazquez provided details on the history of apprenticeships and expressed the need to support apprentices through the testing process in order to ensure careers are built; not just short-term jobs. He also noted Senator Donald Norcross' proficiency in this area. Commissioner Sanchez inquired about the type of follow YouthBuild conducts with participants and stated more should be done to make YouthBuild accountable for outcomes (like steering Mentees into locals). Commissioner Louis Quinones reported that most of the training is not accessible to Camden residents. Commissioner Vazquez emphasized essentials like transportation and tools can be derived via partnerships with churches and community-based organizations. Commissioner Hagamin suggested CRA should start with Council President Frank Moran, because he has strong relationships with local workforce authorities.</p> <p>There were no further comments or questions.</p>
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Resolutions for Review and Action

		M	A	N	AB	Comments
09-05-12A	Resolution Authorizing the Camden Redevelopment Agency to Accept a Grant from the Hazardous Discharge Site Remediation Fund for Remedial Action at the Harrison Avenue Landfill (#P37528)					<p>Economic Development Director James Harveson explained this Resolution requires an adjustment, because it does not include mention of a match requirement. Acceptance of grant funds will be contingent on identification of the match. The revised Resolution will be presented at the next meeting.</p> <p>Although CRA is not responsible for the match, in the interest of ensuring completion of this development project, the agency is pursuing sources to provide the match.</p>

				<p>Commissioner Vazquez asked: How far away is construction? Mr. Harveson reported construction is already underway, although it is approximately \$2 million over-budget, due to extraordinary remediation requirements.</p> <p>Mr. Asselta added: The Salvation Army has purchased approximately 1/3 of the land. It is expected to purchase the remainder in 2013 but maintains it is not responsible for providing the match.</p> <p>Commissioner Sanchez inquired about how the delay might impact The Salvation Army's near-\$15 million investment.</p> <p>Mr. Harveson noted DEP is a partner on this project; committing some \$22 million. The State DEP Commissioner has encouraged staff to explore funding possibilities.</p> <p>All parties share a keen interest in assuring successful development.</p> <p>There were no further comments or questions.</p>
09-05-12B	<p>Resolution Authorizing the Camden Redevelopment Agency to Accept Technical Assistance from the New Jersey Institute of Technology Technical Assistance for Brownfield Communities Program for the Preparation of a Five-Year Comprehensive Brownfields Strategic Plan</p>			<p>Mr. Harveson explained it is important to undertake the Five-Year study proposed in this Resolution, so CRA can define its strategy for brownfields development in a more comprehensive manner; CRA will not be bound by the findings. Director Johnson noted CRA executed a Shared Services Agreement with the City through which CRA is responsible for managing the City's Brownfields Program. Camden has 160 known contaminated sites, but CRA plans to focus redevelopment activities on a smaller, manageable group. This will be important to the City's economic development. CRA's work will be aligned with the State's energy plan, so Energy Grants can become a new revenue source.</p>

09-05-12C	<p>Resolution Authorizing the Camden Redevelopment Agency to Enter into Amendment #1 to a Professional Service Agreement with Dresdner Robin to Provide Environmental Construction Support Services in Connection with the Remediation of the ABC Barrel Company Site</p>				<p>Mr. Harveson reported the new LSRP places a greater burden on consultants to determine when standards have been achieved. The down-side of this change is higher costs incurred by consults; passed on to developers. The up-side is certainty of completion dates for projects.</p> <p>Commissioner Sanchez inquired about how the costs will be paid. Mr. Harveson informed the Board expenses can be covered by USEPA grants.</p> <p>There were no further comments or questions.</p>
09-05-12D	<p>Resolution Authorizing a Contract between the Camden Redevelopment Agency and Wm. Hargrove Demolition Co. in the Amount of \$73,920 for Demolition Services Under the American Recovery and Reinvestment Act</p>				<p>Construction Manager Dwaine Williams informed the Board of CRA's intent to demolish eight homes on Berkeley Street/Lanning Square West determined to be imminent hazards not suitable for refurbishment.</p> <p>Commissioner Vazquez inquired about the quality of fill to be used would be ensured. Mr. Williams reported manifests are required. He also noted Hargrove is a highly responsible contractor.</p> <p>There were no further comments or questions.</p>
09-05-12E	<p>Resolution Authorizing the Camden Redevelopment Agency to Enter into a Professional Service Agreement with Parker & Partners Marketing Resources, LLC in the Amount of \$59,750.00 to Develop a Marketing Campaign and Materials for the Neighborhood Stabilization Program 2</p>				<p>Director Johnson noted, in order for NSP2 to be successful, all housing units must be sold/filled in tough economic times. The marketing firm will help CRA "tell the story" that will facilitate sales and occupancy. Mr. Asselta added the firm was procured via RFP rather than a bid process, because qualitative factors were relevant to the selection.</p> <p>There were no questions or comments.</p>

09-05-12F	Resolution Authorizing the Camden Redevelopment Agency to Enter into a Contract with Mercadien, P.C. to Provide Financial Auditing Services for FYE 2012					Finance Director Johanna Conyer reminded the Board of Mercadien's two years' of prior service and its successful outcome(s). CRA seeks to engage the firm in September, so completion of the 2012 audit can occur more quickly than in the past. She also announced plans to have an open bid for these services in 2013.
09-05-12G	Resolution Authorizing the Camden Redevelopment Agency to Enter into an Agreement with XXXXXXX for the Provision of Temporary Employment Services					This Resolution will be presented at the next meeting.

Board Counsel Mark Asselta called attention to a memo for the Board from Mr. Harveson pertaining to a contract for Environmental Management Service exceeding the contract term period for of one year. This memo is informational only and doesn't require Board action at this time. A re-procurement will be submitted in October 2012. Mr. Harveson's memo is attached and made a part of the August 30, 2012 Caucus Minutes.

Public Comments

With regard to Resolution 09-05-12D, Mr. Colandus "Kelly" Francis of Camden County NAACP expressed delight. He also asked if the Berkeley Street/Lanning Square West properties that will be demolished are connected to City sewer lines. Mr. Williams affirmed.

There were no further comments or questions.

Commissioner Hagamin closed the Public Comments portion of the meeting at 6:40 PM.

Chairperson's Remarks

None.

Executive Session

An Executive Session commenced at 6:41 PM.

Old Business

None.

Minutes of August 30, 2012
Board Caucus

New Business

None.

Adjournment

The meeting was adjourned at 7:45 PM.

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