

Minutes of February 1, 2012
Regular Board Meeting

The Board of Commissioners of the City of Camden Redevelopment Agency met on Wednesday, February 1, 2012 at Camden City Hall, Council Chamber-2nd Floor, 520 Market Street, Camden, New Jersey.

Chairperson Melinda Sanchez called the meeting to order at 5:40 PM and Board Clerk Carla Rhodes called roll.

Present: MS, VB, KH, BM (via phone), GP, LQ and JV
Attendees: Sandra Ross Johnson, CRA; Mark Asselta, Esq., CRA; Carla Rhodes, CRA; James Harveson, CRA; Olivette Simpson, CRA; R. Mangaliso Davis, African-American Commission; Colandus "Kelly" Francis, NAACP; Gary Frazier, TK—Affiliation; Frank Fullbrook, 211 Penn Street; Rev. Eddie Torres, Camden Republican Party; and Laverne Williams, Branch Village

Ms. Rhodes advised the Board that, pursuant to the requirements of the Open Public Meetings Act, adequate notice had been posted in the Courier Post and the Philadelphia Inquirer as well as in the Office of the City Clerk.

Election of Officers

Meeting Date	M	A	N	AB	Comments
					Board Counsel Mark Asselta presided.
	KH LQ	MS KH BM LQ JV VB			<u>Election of Board Chair</u> Commissioner Jose Vazquez nominated Commissioner Louis Quinones; he declined. Commissioner Bryan Morton nominated Commissioner Sanchez; she declined, given the time demands of her fellowship. Commissioner Kenwood Hagamin nominated Commissioner Vance Bowman. The nomination was seconded by Commissioner Quinones. He accepted. On motion duly made and seconded, a vote was taken and Commissioner Bowman was elected to this position.
	LQ MS	VB KH BM GP LQ JV MS			Commissioner Pena arrived after the election. <u>Election of Vice Chair</u> Commissioner Gloria Pena accepted the nomination. On motion duly made and seconded, a vote was taken and Commissioner Pena was elected to this position.

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	VB LQ	VB KH BM GP LQ MS JV			<p><u>Election of Treasurer</u> Commissioner Hagamin accepted the nomination. On motion duly made and seconded, a vote was taken and Commissioner Hagamin was elected to serve a second term in this position.</p>
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Review and Action for Minutes

Meeting Date	M	A	N	AB	Comments
December 29, 2011	LQ JV	VB KH BM GP LQ MS JV			<p>The Minutes of the December 29, 2011 Special Meeting of the Camden Redevelopment Agency's Board of Commissioners were previously provided to the Commissioners.</p> <p>Commissioner Vazquez inquired about Resolution 12-29-11B. He asked, "was it tabled?" Director Johnson clarified: It was tabled in the Special Meeting of December 29, 2011 and approved as amended at the Regular Monthly Meeting of January 4, 2012.</p> <p>On motion duly made and seconded, the Minutes were approved.</p>
January 4, 2012	VB MS	VB KH BM GP LQ MS JV			<p>The Minutes of the January 4, 2012 Regular Monthly Meeting of the Camden Redevelopment Agency's Board of Commissioners were previously provided to the Commissioners.</p> <p>On motion duly made and seconded, the Minutes were approved.</p>

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Executive Director's Report

Meeting Date	M	A	N	AB	Comments
February 1, 2012	LQ KH	VB KH BM GP LQ MS JV			<p>The Report of the Executive Director was previously provided to the Commissioners and there were no comments.</p> <p>Director Johnson reported the Staff is moving ahead with the NSP2 spend down also completing due diligence for the time schedule for Roosevelt Plaza Park (Phase I focuses on landscaping; Phase II entails acquisition of public art for which Staff is pursuing grant opportunities.). She also welcomed Commissioner Hagamin back (following a medical emergency).</p> <p>On motion duly made and seconded, the Report was approved.</p>

Resolutions for Review and Action

	M	A	N	AB	Comments
02-01-12A	KH LQ	VB KH BM GP LQ MS JV			<p>Rev. Eddie Torres inquired about the practice of voting resolutions prior to receiving public comments. Mr. Asselta informed him this is the established practice of the Board.</p> <p>On motion duly made and seconded, this Resolution was approved.</p>
02-01-12B	GP JV	VB KH BM GP LQ MS JV			<p>On motion duly made and seconded, this Resolution was approved.</p>

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02-01-12C	Resolution Ratifying a Professional Service Agreement with Title America for the Provision of Title Search Services in Lanning Square	GP KH	VB KH BM GP LQ MS JV		On motion duly made and seconded, this Resolution was approved.
02-01-12D	Resolution Authorizing an Amendment to a Shared Services Agreement Between the Camden Redevelopment Agency and the City of Camden to Extend the Term for the Provision of Planning and Related Services in Connection with the North Camden Waterfront Study and Redevelopment Plan	JV GP	VB KH BM GP LQ MS JV		<p>Commissioner Bowman asked Housing Director Olivette Simpson to provide clarification. Ms. Simpson explained this is a proactive measure should work continue beyond the current contract period. The City is responsible for Redevelopment Planning. However, CRA received an ERB Planning Grant for the Redevelopment Study Area. The City's desire was to prepare a Redevelopment for this location and work has been underway for nearly a year. Wallace Roberts & Todds work will be completed in 2012. We are requesting authorization to extend the contract.</p> <p>On motion duly made and seconded, this Resolution was approved.</p>
02-01-12E	Resolution Authorizing a Shared Services Agreement Between the Camden Redevelopment Agency and the City of Camden for the Provision of Planning and Related Services in Connection with the Amendment of the Camden North Gateway Redevelopment Plan	LQ JV	VB KH BM GP LQ JV MS		On motion duly made and seconded, this Resolution was approved.

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02-01-12F	Resolution Authorizing a Contract Between the Camden Redevelopment Agency and Robert T. Winzinger, Inc. for Demolition Services Funded Under the American Recovery and Reinvestment Act (ARRA)	GP LQ	VB KH BM GP LQ MS JV			On motion duly made and seconded, this Resolution was approved.
02-01-12G	Resolution Authorizing a Professional Services Agreement Between the Camden Redevelopment Agency and Group Melvin Design, LLC for the Provision of Planning Consulting and Related Services in Connection with an Amendment of the Camden North Gateway Redevelopment Study and Plan	GP MS	VB KH BM GP LQ MS JV			On motion duly made and seconded, this Resolution was approved.
02-01-12H	Resolution Authorizing the Camden Redevelopment Agency to Enter into a Professional Services Agreement with Greenbaum Rowe Smith & Davis, LLP for the Provision of Legal Services in Connection with the Redevelopment of a Portion of the Harrison Avenue Landfill	GP JV	VB KH BM GP LQ JV		MS	On motion duly made and seconded, this Resolution was approved.

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02-01-12I	Resolution Authorizing the Camden Redevelopment Agency to Enter into a Boundary Line Agreement with New Jersey Transit Corporation in order to Clarify the Ownership of Property in the Gateway Redevelopment Area	LQ GP	VB KH BM GP LQ MS JV		On motion duly made and seconded, this Resolution was approved.
02-01-12J	Resolution Authorizing the Camden Redevelopment Agency to Ratify Change Order #1 to Enter into a Contract with Federal Rent-A-Fence to Provide Temporary Fencing at the Roosevelt Plaza Park Site	GP JV	VB KH BM GP LQ MS JV		Commissioner Jose Vazquez inquired about ownership of the barricades in front of the restaurant. Economic Development Director James Harveson will investigate and advise. On motion duly made and seconded, this Resolution was approved.
02-01-12K	Resolution Authorizing the Camden Redevelopment Agency to Execute an Agreement for a Right of Conveyance with the City of Camden for Improvements to Waterfront Property at Riverside Drive and Cooper Street Using New Jersey Department of Transportation American Recovery and Reinvestment Act Funding	LQ KH	VB KH BM GP LQ MS JV		On motion duly made and seconded, this Resolution was approved.

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Public Comments

Chairman Bowman opened the floor for public comments at 6:10 PM.

Republican Committeeman Rev. Eddie Torres, who advised that he represents over 1,000 voters in Camden, appealed to the Board for respect comparable to his stature. He raised several questions:

He questioned the Board's public engagement practice(s) and specifically asked: If the public cannot express views at the Caucus meeting or prior to the vote at the Monthly Meetings, how can they convey feelings?

Mr. Torres also requested a contact list for Board Members, including email addresses to permit better communication.

He questioned how much CRA is investing in communities in proportion to proceeds raised through the sale of properties/development activity(ies).

What is the application process for development? If CRA is operating without a formal application process, Mr. Torres recommends the creation of one.

Will an auction take place for the Lanning Square projects? This will lead to delivery of fair market value. According to Rev. Torres, it is CRA's responsibility to generate as much revenue as possible through sales.

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Mr. R. Mangaliso Davis of the African-American Advisory Commission congratulated Chairman Bowman on his election. He also inquired about several resolutions.

Resolution A—Is the American Recovery and Reinvestment Act "stimulus" funding? Director Johnson confirmed.

Resolution B—What services will be performed at Lanning Square? Director Johnson informed Mr. Davis the Board has directed Staff to seek fair market value on sales; the appraisals will help to determine the market value. Mr. Davis asked for details on the large properties a contractor is being retained to develop? Director Johnson informed Mr. Davis that a contractor has/will not been designated prior to the issuance of an RFP/RFQ, following the development of short-term stimulus-funded development priorities. Mr. Davis inquired about CRA's intent to build houses there. Director Johnson noted, whatever is done with the property will be an eligible activity of the NSP2 grant; it may include building and/or demolishing houses, land banking, greening, et cetera.

Discussion ensued regarding the 20 properties to be acquired.

Mr. Davis inquired about which community based group is CRA partnering with. Director Johnson explained, prior the acquisition must first take place, then community engagement will occur.

Mr. Davis encouraged Ms. Johnson to secure details regarding the history of CRA's impact in Lanning Square via Commissioner Quinones and President Moran. Director Johnson offered to meet with Mr. Davis and requested his assistance in identifying individuals who should be part of the discussion.

Commissioner Pena clarified the scope of the Resolution. She recommended Mr. Davis attend Caucus meetings, because consideration of the community impact of development initiatives is deliberated extensively.

Resolution G—What changes does CRA seek to make to the existing redevelopment plan? Director Johnson explained the Consultant will explore whether amending usage of approximately 115 parcels of land is appropriate.

Considerable discussion ensued regarding the boundaries and prospective uses of the land.

Mr. Davis inquired about why funds are being expended to explore development that has not been requested by the residents? He emphasized residents want a supermarket. Director Johnson noted there are parties interested in the development of a retail entity. Commissioner Sanchez stated a portion of the land will be designated for a charter school.

Mr. Asselta clarified this process permits proper assessment to determine uses; it is subject to Planning Board approval.

Mr. Davis noted a charter school is under consideration close to these borders and the prospective developer from Chester is poorly performing. He encouraged the Board to devote more consideration to minority hiring/contracting practices.

Gary Frazier of TK--Affiliation, asked: Is CRA's housing development tied to the new Urban Act? Housing Director Olivette Simpson advised that she was not familiar with the bill.

He also requested details about how funds are being reinvested in the community.

Commissioner Pena recommended distribution of CRA's NSP2 report.

Mr. Asselta advised Mr. Frazier to officially request the documents via OPRA with City Clerk's Office.

Laverne Williams of 218 Branch Village posed several questions:

How much ARRA funds were allocated for CRA? When were the funds received? What's the spending deadline? Director Johnson reported CRA's award from HUD is \$11.9 and \$600,000 was derived through the EPA. The next NSP2 related spending deadline is February 13, 2012.

She also asked: What is the cost for the title search at Lanning Square? Ms. Simpson noted the cost is \$9,000.00.

Regarding Resolution G, she inquired about the cost. Ms. Simpson reported it is \$24,900. Director Johnson noted it is ERB-funded, not ARRA.

Regarding Resolution J, Ms. Williams inquired about how the change order compares to the original contract. Mr. Harveson noted the original contract was \$10,000 and the additional spending is \$2,000.

Ms. Williams recommended CRA incorporate financial details in resolution titles.

She concluded by recommending a relocation strategy for current Lanning Square residents.

Frank Fullbrook of 211 Penn Street inquired about Resolution D. Ms. Simpson reiterated work has been underway for at least six months and several community meetings have been conducted. She offered to arrange for Mr. Fullbrook to attend the next.

Mr. Fullbrook noted, whatever is done just north of the bridge will affect those living south of the bridge.

He also inquired about the former state prison site. Mr. Harveson reported divestiture requires authorization. In order to transfer the land to EDA, additional legislation is required.

Colandus "Kelly" Francis of the NAACP distributed articles regarding responsibilities of property owners. He also posed a question about Resolution F: Have the properties to be acquired been identified? Ms. Simpson reported there are 13 scattered sites in Cooper Plaza and Lanning Square as well as 3 in North Camden.

Chairperson's Remarks

None

Old Business

None

New Business

None

Executive Session

On a motion made by Chairman Bowman, seconded by Commissioner Kenwood Hagamin, an Executive Session commenced at 7:07.

Following the Executive Session, Chairman Bowman announced the CRA's Caucus meetings will be opened for Public Comments.

Adjournment

On the motion of Chairman Bowman, seconded by Commissioner Pena, the meeting was adjourned at 8:00 PM.

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