

Minutes of October 3, 2012
Regular Monthly Meeting

The Board of Commissioners of the City of Camden Redevelopment Agency met on Wednesday, October 3, 2012, at Camden City Hall, Council Chambers, 520 Market Street, 2nd Floor, Camden, New Jersey.

Finance Committee Chairman Kenwood Hagamin, Jr. called the meeting to order at 6:15 PM. The Board Clerk called roll.

Present: KH, LQ, MS (by phone), and JV
Attendees: Marc Riondino, Esq., Finance Director, City of Camden; Glynn Jones, Finance Director, City of Camden; Saundra Ross Johnson, Mark Asselta, Carla Rhodes, James Harveson, and Olivette Simpson, CRA; and Colandus "Kelly" Francis, 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
August 30, 2012 September 5, 2012	LQ JV	KH LQ MS JV			The Minutes of the August 30, 2012 Caucus and September 5, 2012 Regular Meeting of the Camden Redevelopment Agency's Board of Commissioners were previously provided to the Commissioners. There were no comments or questions. The Minutes were approved as written.

Executive Director's Report

Meeting Date	M	A	N	AB	Comments
October 3, 2012	LQ JV	KH LQ MS JV			Executive Director Saundra Ross Johnson's Report was previously provided to the Commissioners. She noted the completion of the Rutgers Graduate Housing project and commended CRA, particularly Housing Director Olivette Simpson, as well as the Camden County Improvement Authority (CCIA), and for their leadership in the coordination of development partners and document execution. Director Johnson also invited Commissioner Hagamin to report on the outcome(s) of the Monthly Finance Committee meeting. He highlighted the Committee's recommendation for action to be taken on two resolutions; namely, Resolutions 10-03-12F and 10-03-12G pertaining to loans CRA seeks to make available to M&M Development and St. Joseph's Carpenter Society with Neighborhood Stabilization Program 2 funds. There were no further comments or questions. The Executive Director's Report was approved as written.

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Resolutions for Review and Action

		M	A	N	AB	Comments
10-03-12A	Resolution Amending Resolution 01-12-10I and Authorizing a Redevelopment Agreement with Campbell Soup Supply Company, LLC for Tax Block 1471 Lot 7 (1010 Line Street) in the Gateway Redevelopment Area	JV LQ	KH LQ MS JV			There were no comments or questions. This Resolution was approved.
10-03-12B	Resolution Authorizing the Camden Redevelopment Agency to Enter into a Professional Services Agreement with Brownfield Redevelopment Solutions, Inc. for the Provision of Environmental Management Services	LQ JV	KH LQ MS JV			There were no comments or questions. This Resolution was approved.
10-03-12C	Resolution Authorizing the Camden Redevelopment Agency to Enter into a Professional Services Agreement with React Environmental Professional Services Group, Inc. for Environmental Services Related to the Meadows at Pyne Poynt Site	JV LQ	KH LQ MS JV			There were no comments or questions. This Resolution was approved.
10-03-12D	Resolution to Accept the Camden Redevelopment Agency Budget for FYE 2013					<i>This Resolution was withdrawn.</i> Board Counsel Mark Asselta explained Resolution 10-03-12D was removed due to time constraints. A Special Meeting will be held prior to the November 1, 2012 deadline to ensure timely filing with the NJ Department of Community Affairs.

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10-03-12E	Resolution Authorizing the Camden Redevelopment Agency to Enter into Amendment #1 to a Professional Service Agreement with Winning Strategies ITS for the Provision of Website Design and Development Services for an Amount Not to Exceed \$6,100.00	JV LQ	KH LQ MS JV		There were no questions or comments. This Resolution was approved.
10-03-12F	Resolution Authorizing a Bridge Loan Commitment to Cooper Hill Town Homes, LLC in the Amount of \$592,126.00 in Connection with the Neighborhood Stabilization Program 2 ("NSP 2")	JV LQ	KH LQ MS JV		There were no questions or comments. This Resolution was approved.
10-03-12G	Resolution Authorizing a Loan Commitment to Saint Joseph's Carpenter Society, Inc. in the Amount of \$501,294.00 in Connection with the Neighborhood Stabilization Program 2 ("NSP 2")	LQ JV	KH LQ MS JV		There were no questions or comments. This Resolution was approved.

10-03-12H	Resolution Authorizing the Camden Redevelopment Agency to Borrow the Amount of \$250,000 from the City of Camden with an Interest Rate of Zero Percent for a Term of One Year and to Enter into a Memorandum of Understanding with the City of Camden and the State of New Jersey Department of Community Affairs	JV LQ	KH LQ MS JV		There were no questions or comments. This Resolution was approved.
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Public Comments

Commissioner Hagamin opened the Public Comments portion of the meeting.

With regard to Resolution 10-03-12F, Mr. Colandus "Kelly" Francis of the Camden NAACP asked: What properties are involved? Are the properties scattered or townhomes? Ms. Simpson noted they are scattered sites. He also inquired about whether the project entails renovations or restorations? Ms. Simpson noted the project has six renovations and 24 new construction sites, all of which are located in Cooper Plaza.

Regarding Resolution 10-03-12G, Mr. Francis asked: Is the loan for reconstruction or rehabs? Ms. Simpson reported the loan will be for rehabilitation of three properties owned by St. Joseph's Carpenter Society.

Regarding Resolution 10-03-12H, Mr. Francis posed three questions: Is the money from the municipal budget? Was it held in escrow since the end of the last fiscal year? Is there a specific use intended for the funds? City Finance Director Glynn Jones affirmed the \$250,000 loan to CRA will be drawn from the City's budget ending June 30, 2012. Mr. Asselta added, the funds are not earmarked for specific purposes; they will provide a cushion for cash flow. He also noted slowed timing on project income made this action necessary. The hope is CRA will not need to use the funds.

There were no further comments or questions.

Chairperson's Remarks

Commissioner Hagamin took the opportunity to thank CRA staff and Executive Director Johnson for their hard work. He noted: the City of Camden thanks CRA, too.

Executive Session

None.

Old Business

None.

New Business

None.

Adjournment

On a motion made by Commissioner Jose Vazquez, seconded by Commissioner Louis Quinones and affirmed by all, the meeting was adjourned at 6:35 PM.

Note: Due to pressing work-related activities, Chairman Bowman was unable to participate in the meeting. He was present for the signing of the MOU in connection with Resolution 10-03-12H immediately following.