

The Board of Commissioners of the City of Camden Redevelopment Agency met on Thursday, September 27, 2012 at Camden City Hall, Suite 1300, Camden, New Jersey.

Chairman Vance Bowman called the meeting to order at 6:18 PM. The Board Clerk called roll.

Present: VB, KH, BM, LQ, MS, and JV

Absent: GP

Attendees: Saundra Ross Johnson, Mark Asselta, Carla Rhodes, Johanna Conyer, James Harveson, and Olivette Simpson, CRA

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					No action was taken.
September 5, 2012					

Executive Director's Report

Meeting Date	M	A	N	AB	Comments
September 27, 2012	LQ MS	VB KH LQ MS JV			<p>Executive Director Saundra Ross Johnson's Report was previously provided to the Commissioners. Finance Director Johanna Conyer presented a Quarterly Report of cash-on-hand/revenue projections. Ms. Conyer noted there is one extraordinary payment due to Brown & Connery for legal services. Ms. Conyer also emphasized the revenue projections supplied are extremely conservative.</p> <p>Director Johnson advised that the proposed 2013 budget had yet to be reviewed by the Finance Committee and advised that the Resolution for the budget will be tabled until it has been reviewed by the Committee.</p> <p>She highlighted the opening of the Rutgers-Camden graduate housing tower and acknowledged Housing Director Olivette Simpson's significant contributions to the project.</p> <p>CRA's advancement to the second round in the Harvard Innovation Grant competition was also noted. Winning can prove a huge boost to the agency's capacity to efficiently maintain the Real Estate Asset Management Program (RAMP).</p> <p>Note: Commissioner Melinda Sanchez arrived during this portion of the meeting.</p>

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					<p>This Resolution was presented by Economic Development Director James Harveson, who advised that Campbell Soup Company has offered to buy the parcel of land acquired through the Tax Lien Finance Corporation (TLFC) and now titled to the City. The property has been deemed an imminent hazard.</p> <p>Chairman Vance Bowman asked: who issued the hazard notice?</p> <p>Mr. Harveson reported the notice had been issued by the City of Camden. He added: The cost of demolishing the building exceeds the value of the land; CRA has Economic Recovery Board (ERB) grant funding to demolish the building.</p> <p>Commissioner Jose Vazquez recommended giving the land and property to Campbell, so CRA will not incur the demolition expense.</p> <p>Board Counsel Mark Asselta pointed out the assessment price of the land has declined in the last year and the City has agreed to accept Campbell's offer and will alleviate the lien. The Master Redevelopment Agreement gives Campbell's the right to purchase the land.</p> <p>CRA will receive a management fee for the transaction.</p> <p>There were no further comments or questions.</p>
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					<p>There were no comments or questions.</p>

<p>10-03-12C</p>	<p>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</p>				<p>This Resolution was presented by Mr. Harveson. He explained the property is owned by the City and CRA manages the Brownfields Program on behalf of the City. Due to changes in the law regarding remediation certification, the proposed action is necessary. Under the new LSRP regulations, consultants are hired to complete the LSRP process and certify environmental issues are satisfactorily addressed. The Developer on this project will assume the cost.</p> <p>Chairman Bowman asked if the Developer has a ground lease?</p> <p>Housing Director Olivette Simpson reported the land was leased to RESPOND, Inc. Once the remediation has been completed, the City will transfer the land to RESPOND, Inc..</p> <p>Regarding the possibility of risk to CRA, should RESPOND, Inc. default on the payments, Ms. Simpson noted this is covered in the indemnification Agreement.</p> <p>Chairman Bowman stated this reflects a pattern of moving forward without securing documentation sufficient to protect the agency.</p> <p>Mr. Asselta advised that this Resolution (and those to come) should include a stipulation that agreements will not be signed without proper evidence of documentation that contingencies be made.</p> <p>Commissioner Sanchez asked: What is the expected turnaround for payment of the loan to the Meadows?</p> <p>According to Ms. Simpson ownership is expected in very short order; the loan repayment is due in 15 years. (Go to tape.)</p> <p>There were no further comments or questions.</p>
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10-03-12D	Resolution to Accept the Camden Redevelopment Agency Budget for FYE 2013				This Resolution was tabled.
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	LQ MS	VB GP KH LQ MS JV		<p>This Resolution was presented by Housing Director Olivette Simpson. She explained the original scope of service for this contract omitted a Google map feature that will pinpoint where CRA property is located and supply information about nearby amenities. She also noted, CRA has outgrown it current website host, so this Contractor is expected to host the new website.</p> <p>Commissioner Bryan Morton asked if Winning Strategies will charge a fee for hosting the website.</p> <p>Ms. Simpson affirmed.</p> <p>Commissioner Morton asked if the new website will afford visitors to view CRA properties online?</p> <p>Ms. Simpson affirmed there will be a photograph and other facts about each CRA property on the new website.</p> <p>Considerable discussion ensued regarding the maps that will be accessible. Commissioner Sanchez requested inclusion of a Citywide map of properties that can be manipulated by neighborhood(s).</p> <p>Commissioner Morton asked if the website will have a counter that will help CRA assess interest in properties.</p> <p>That is not intended at this time, but the general sense was that it should be incorporated.</p> <p>There were no further questions or comments.</p> <p><i>Commissioner Quinones arrived during this portion of the meeting</i></p>

<p>10-03-12F</p>	<p>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")</p>			<p>This Resolution was presented by Ms. Simpson. She explained, providing loans to local developers through Neighborhood Stabilization Program 2 (NSP2) funds, is one of the eligible activities encouraged by the Department of Housing & Urban Development (HUD) and deriving permanent program income is one of the benefits.</p> <p>Commissioner Sanchez asked: Is the program income to support new activities or incomplete activities?</p> <p>Ms. Simpson noted it is to support new projects.</p> <p>Commissioner Bowman asked: Where is the property located?</p> <p>Ms. Simpson reported: It is scattered.</p> <p>Commissioner Bowman asked: Is the housing affordable?</p> <p>Ms. Simpson reported: The housing is subsidized by a State program. The intent of the program is to stimulate market activity in areas where the cost of building is higher than the price at which most buyers can afford to pay.</p> <p>Commissioner Bowman asked: How much is (expected to be) returned to the City via taxes?</p> <p>Ms. Simpson reported: Seven of the 30 townhouses will be affordable homes; the others are to be sold at market rate—up to \$219,000.</p> <p>Chairman Bowman stated: We must find a way to provide for our communities through these projects.</p> <p>Director Johnson noted NSP2 allows providing housing up to 120% of median income or about \$96,000; all these homes will generate revenue for the City. She also stated CRA has three options in relation to the remaining NSP2 funds: Grant it, return it, or lend it (and have the loan amount returned to the CRA).</p> <p>Ms. Simpson emphasized CRA's recent success with sales through the sites developed by M&M with all the \$219,000 homes under contract.</p> <p>Commissioner Sanchez asked: Had the need for the bridge loan not developed, how would the funds have been expended?</p>
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Ms. Simpson noted, CRA would have acquired additional property.

Commissioner Morton inquired about the anticipated ROI. Ms. Simpson explained this Resolution calls for four percent.

Commissioner Morton inquired about the duration of the loan.

Mr. Asselta noted a one-year maximum for repayment would apply.

Chairman Bowman asked: When is CRA going to develop on its own land?

Director Johnson explained that CRA only has NSP2 funds at this time and they can only be used for development in the seven NSP2 census tracts.

Commissioner Morton presented his views on the disparity of development of home sales vs rental units throughout the City.

Commissioner Sanchez asked: What are the census tracts?

Ms. Simpson affirmed they are: Stockton, Marlton, Rosedale, North Camden, Cooper Plaza/Lanning Square, and Gateway.

Commissioner Morton asked: Is there a PILOT attached?

Ms. Simpson explained they can apply for a tax abatement, but there isn't a PILOT.

There were no further questions or comments.

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10-03-12G	<p>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")</p>				<p>This Resolution was presented by Ms. Simpson. She noted NSP2 requires investing in a certain quantity of foreclosed homes. This Resolution applies to three rehabs; two in Stockton and one in Marlton.</p> <p>Commissioner Sanchez asked: Are these CRA's only NSP2 projects in these areas?</p> <p>Ms. Simpson affirmed. She also noted the loan would be due within one year or when the houses are sold at four percent interest. The houses will be priced at \$96,000.</p>
10-03-12H	<p>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</p>				<p>Considerable discussion ensued. Notably, Commissioner Quinones, advanced the idea that CRA had not succeeded in attaining self-sufficiency, and, therefore it is obligated to adopt and conform to the MOU. Chairman Bowman opposes this view and the MOU; he intends to consult the City Council. Commissioner Kenwood Hagamin added: The Board's only decision is to choose whether they want to continue to be part of CRA going forward. Commissioners Vazquez, Bowman, and Sanchez advised that they felt the Agency was doing a great job and the Board was serving well. All voiced opinions about not wanting a State takeover.</p>

Public Comments

No members of the public were present.

Chairperson's Remarks

None.

Executive Session

At the request of Commissioner Sanchez, an Executive Session commenced.

Old Business

None.

New Business

None.

Adjournment

On a motion made by Commissioner Quinones, seconded by Commissioner Hagamin, the meeting was adjourned at 7:50 PM.