

The Board of Commissioners of the City of Camden Redevelopment Agency met on Thursday, February 6, 2014, at Camden City Hall, Suite 1300, 520 Market Street, Camden, New Jersey.

Chair Marilyn Torres called the meeting to order at 6:00 PM. Board Clerk Carla Rhodes called roll.

Present: MT, VB, EG, LQ, (by phone), and JV

Absent: KH and BM

Excused: Saundra Ross Johnson

Attendees: City Attorney Marc Riordino; James Harveson, Johanna Conyer, and Carla Rhodes, CRA; LaVerne Williams of Branch Village and Ollie Sloan-EI of United Neighbors of Whitman Park

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
January 09, 2014 January 15, 2014					There were no comments or questions.

Executive Director's Report

Meeting Date	M	A	N	AB	Comments
February 12, 2014					A written report was previously submitted. Economic Development Director James Harveson represented Executive Director Saundra Ross Johnson, who is on emergency family medical leave. He noted CRA staff met with the City's Affirmative Action Officer and will continue efforts to align hiring initiatives/practices.

Resolutions for Review and Action

		M	A	N	AB	
02-12-14A	Resolution Authorizing the Camden Redevelopment Agency to Adopt a List of Pre-Qualified Lawyers for the Year 2014					This Resolution was presented by Finance Director Johanna Conyer. A Price Schedule was distributed. Commissioner Jose Vazquez inquired about the disparity and the distinctions between of Counsel, Partners, and Paralegals. Ms. Conyer reported costs are controlled through the inclusion of “not to exceed” amounts in contracts, flat rates, and other means. City Attorney Marc Riondino offered his office to assist in Legal Fees cost reduction going forwarded. Mr. Harveson explained the purpose of accessing multiple firms (mainly to avoid conflicts of interest).
02-12-14B	Resolution Authorizing the Camden Redevelopment Agency to Enter into a Professional Services Agreement with Brown & Connery, LLP for the Provision of General Counsel Legal Services					This Resolution was presented by Mr. Harveson. He noted CRA’s need for continuity while important projects are underway. There were no questions. Commissioner Vance Bowman commended Brown & Connery’s work to date. There were no further comments.
02-12-14C	Resolution Authorizing the City of Camden Redevelopment Agency to Enter into a Professional Services Agreement with Wallace Roberts & Todd, LLC for the Provision of Planning Services for the Whitman Park Study Area in an Amount Not to Exceed \$80,000					This Resolution was presented by Mr. Harveson. He reported CRA received two responses to the RFP and Wallace Roberts & Todd was deemed the most responsive/lowest cost bid. The contract will be paid with Economic Recovery Board funds. There were no questions or comments.

02-12-14D	<p>Resolution Authorizing the City of Camden Redevelopment Agency to Accept a Grant from the Hazardous Discharge Site Remediation Fund in an Amount Not to Exceed \$865,243 for Remedial Action at the Radio Lofts Building (Block 72, Lot 1 of the Camden City Tax Map)</p>				<p>This Resolution was presented by Mr. Harveson, who noted budgetary issues were outlined in its Summary. While CRA has been encouraged to pursue the grant, a significant funding gap will exist despite the additional funding. This project also is eligible for Economic Opportunity Act tax credits.</p> <p>Mr. Vazquez inquired about Dranoff's level of interest and asked about Staff contact with the Developer. Mr. Harveson provided background on a recent CRA/Dranoff/EDA meeting, noting—a challenge to completion of the project—neither CRA nor Dranoff is obligated to invest additional funds.</p> <p>Mr. Bowman expressed concern regarding the length of time the project has been underdevelopment and incentives provided through prior ventures. Mr. Vazquez agreed more should be done to bring closure. Mr. Harveson reported on the affect of circular documents relating to ownership issues, which also are hindrances.</p> <p>Chair Marilyn Torres requested a recommendation.</p> <p>Mr. Bowman stated the attorneys should investigate.</p> <p>Mr. Riondino added the incentive of Tax Credits will be crucial to completion of the project.</p>
02-12-14E	<p>Resolution Authorizing the City of Camden Redevelopment Agency to Convey Block 152, Lot 2.02 of the Camden City Tax Map to the Parking Authority of the City of Camden for Purposes of Redevelopment (WALK-ON)</p>				<p>This Resolution was presented by Mr. Harveson. He noted conveyance of this property will increase utilization of the lot and facilitate broader development activity on the waterfront.</p> <p>Noted: Mr. Harveson also reported this property is not in CRA's Portfolio. His later research revealed that the property is listed in the inventory.</p>

Public Comments

Ms. LaVerne Williams requested a list of attorneys on the pre-qualified list and the amounts they will charge for services.

Mr. Ollie Sloan-El, representing the United Neighbors of Whitman Park, stated he is looking forward to collaborating with CRA and all CHOICE Grant collaborators.

Chairperson's Remarks

None.

New Business

None.

Executive Session

None.

Old Business

None.

Adjournment

This meeting adjourned at approximately 6:30 PM.

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