

The Board of Commissioners of the City of Camden Redevelopment Agency met on Thursday, April 3, 2014, at Camden City Hall, 16<sup>th</sup> Floor Camden County Conference Room, 520 Market Street, Camden, New Jersey.

Chair Marilyn Torres called the meeting to order at 7:05 PM. Board Clerk Carla Rhodes called roll.

**Present:** MT, KH, LQ, and JV

**Absent:** VB, BM, and EG

**Attendees:** City Attorney Marc Riondino; Sandra Ross Johnson, Carla Rhodes, Johanna Conyer, James Harveson, Olivette Simpson, and Sulena Robinson-Rivera, CRA; Louis Bezich, Cooper Health System; Sheila Roberts, Cooper Plaza Residents' Association; Drew Martin, KIPP Academy; Sam Aaronson, Matt Canno, Andrew Einstein, and Jason Friedland of Ironstone Strategic Capital Partners; Kevin Sheehan, Esq., of Parker McKay, and Maria del Lopez, Nuno Costa, Chris Perks, Frank Tomaino, and Maria Yglesias, M&M Development

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.

*Note: Presentations were made in advance of the meeting.*

### Presentations

#### IRONSTONE STRATEGIC CAPITAL PARTNERS—COOPER PLAZA

In support of Resolution 04-09-14D, designating Broadway Housing Partners, LLC (aka Ironstone Strategic Capital Partners), as Redeveloper of certain parcels located in the Cooper Plaza Redevelopment Area and authorizing a Redevelopment Agreement with the Redeveloper for a Housing and Retail Redevelopment Project, Ironstone representatives presented a plan for consideration by the Commissioners. The team was introduced by Kevin Sheehan, Esq., and CRA's Executive Director Sandra Ross Johnson noted the plan had previously been vetted through the Administration and the Business Growth & Development Team (BGDT). The team was lead by Jason Freidland, who explained Ironstone has an extensive record of success in independently developing and managing properties without third-party participants (including apartment buildings, houses, hotels, office buildings, and other commercial properties); primarily in the Philadelphia Metropolitan Area. The Cooper Plaza Plan proposes the construction of 56 apartments and three commercial/retail spaces in partnership with Rowan University/Cooper Medical School with the smallest environmental footprint possible. This Project will be nominated for a National Parks Service Award. Ironstone envisions a 20-year investment. A Summer 2015 opening is projected. Terms of financing also were provided.

Cooper Plaza Residents' Association President Sheila Roberts has been engaged. She expressed excitement about the possibilities and plans to involve Neighborhood Watch. This project will provide permanent employment through its commercial/retail components. The proposed Redevelopers are committed to proactive Affirmative Action.

Questions were raised pertaining to: the foot-traffic plan during construction, the construction timeline, financing, and security. Ironstone representatives provided plans regarding construction, demolition, the anticipated Certificate of Occupancy by May or June 2015. Additionally, ERB, the rent roll and other terms of financing were covered in the written proposal. The possible erection of a police sub-station as well as an Allied Barton security firm tie-in are underway. The representatives opined: More eyes on the street are likely to serve as deterrents to crime. Chair Marilyn Torres commended the presenters.

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**Presentations (cont'd)**

**M&M DEVELOPMENT—THE PIERRE BUILDING**

In support of Resolution 04-09-14F, designating M&M Development, LLC, as Redeveloper of the Pierre Building, and authorizing the execution of a Cost Agreement and the execution of an Option for Redevelopment, Principal Maria Yglesia introduced partner Maria del Lopez and other members of the Development Team; a presentation of their proposed Redevelopment of the Pierre Building was made.

This Project will require selective demolition of the interior; reducing available apartments to 29, but they will be larger than the original dwellings, mostly two-bedrooms; six at the affordable rate (as a condition of Equal Opportunity Act funding). Parking options are currently being explored. Construction is expected to commence in Summer 2014. A Summer 2015 opening is projected.

Ms. Johnson requested additional details regarding financing for construction. Considerable discussion ensued. Ms. Johnson also inquired about the pricing for units. The range on comparable, recently sold condominiums on New Street was \$143,000 to \$116,000; although, construction costs were over \$250,000 each. Pre-sales were essential.

Ms. Yglesias also provided sales background on the Cooper Plaza townhouses, with highest selling at \$219,000. She noted the project loses sales because prospective buyers exceed HUD's income standards.

Commissioner Louis Quinones inquired about historic challenges that may be encountered with this project and the anticipated opening date. Ms. Yglesias noted an Historic Consultant will be utilized and EOA funding mandates completion by July 2015.

**KIPP: COOPER NORCROSS ACADEMY AT LANNING SQUARE**

Ms. Johnson introduced Executive Director Drew Martin, who related his excitement about the project. Chair Torres invited Cooper Health System Chief of Staff Louis Bezich to the Cooper President to address the Board of Commissioners. He thanked the Members for working with Cooper.

**Review of Minutes**

Meeting Date	M	A	N	AB	Comments
March 6, 2014					There were no comments or questions.
March 12, 2014					

**Executive Director's Report**

Meeting Date	M	A	N	AB	Comments
April 9, 2014					A written report was previously submitted.  There were no further comments or questions.

**Resolutions for Review and Action**

		M	A	N	AB	
04-09-14A	<b>Resolution Authorizing the Acceptance of the Annual Audit for the Fiscal Year Ending December 31, 2013, as Prepared by Mercadien, P.C.</b>					This Resolution was presented by Finance Director Johanna Conyer, who reported the current document is in the final version of the audit. It contained no findings or management recommendations. Ms. Conyer thanked her staff and others for assistance. Chair Torres thanked Ms. Conyer for her hard work. There were no further comments or questions.
04-09-14B	<b>Resolution Authorizing the City of Camden Redevelopment Agency to Accept the Conveyance of Property Designated on the City of Camden Tax Map as Block 844, Lot 13 from the City of Camden in the Cramer Hill Redevelopment Area for the Development of a Family Dollar Store and Other Retail Stores</b>					There were no comments or questions.

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04-09-14C	<p><b>Resolution Terminating the Redeveloper Designation of The Cooper Health System, a New Jersey Nonprofit Corporation, for Block 1404, Lots 28 and 30 and Block 1407, Lots 1, 4, 50 and 51 on the Camden Tax Map Located in the Cooper Plaza Redevelopment Area and Terminating an Option for Redevelopment Agreement between CRA and The Cooper Health System in Connection with Such Property</b></p>					<p>This Resolution was presented by Housing Director Olivette Simpson, who noted the designation is requested with the consent of Cooper Health System.</p>
04-09-14D	<p><b>Resolution Designating Broadway Housing Partners, LLC, as Redeveloper of Block 1403, Lot 1; Block 1404, Lots 25, 26, 27, 28, 29, 30, 31 and 32; and Block 1407, Lots 1,4, 50 and 51 on the Tax Map of the City of Camden Located in the Cooper Plaza Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper for a Housing and Retail Redevelopment Project on Such Property</b></p>					<p>This Resolution was presented by Housing Director Olivette Simpson. There were no comments or questions.</p>

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04-09-14E	<p><b>Resolution Authorizing a Redevelopment Agreement with Cooper Lanning Square Renaissance School Facilities, Inc. for the Construction, Rehabilitation, and Equipping of One or More Educational Facilities, and/or Open Space on Block 192, Lots 21-24, 26-29 and 30-34 on the Tax Map of the City of Camden Located in the Lanning Square Redevelopment Area</b></p>					<p>This Resolution was presented by Housing Director Olivette Simpson, who noted the action is being taken to support fall 2014 enrollment goals. Mr. Quinones commented on the use of trailers as temporary school sites at Pyne Poynt. Commissioner Jose Vazquez inquired about the number of students who are expected to be served and their grade levels.</p> <p>Initially, roughly 100 kindergarten students will be accommodated. Ultimately, the school is expected to serve students in grades K-8. Administrators are partnering with the Center for Family Services and other Student Feeder Partners for recruitment purposes.</p> <p>Chair Torres inquired about safety measures that will be taken during construction. Mr. Martin reported a fence, camera system and other traditional measures will be utilized.</p> <p>There were no further comments or questions.</p>
04-09-14F	<p><b>Resolution Designating M&amp;M Development, LLC, as Redeveloper of Block 75, Lot 7 of the City of Camden Tax Map (known as the Pierre Building) Located in the Downtown Redevelopment Area, and Authorizing the Execution of a Cost Agreement and the Execution of an Option for Redevelopment Agreement for Such Property</b></p>					<p>This Resolution was presented by Housing Director Olivette Simpson. There were no comments or questions.</p>

04-09-14G	<b>Resolution Authorizing a Remedial Work Management Agreement with the City of Camden, Respond, Inc., and Meadows at Pyne Poynt, LP for Property Designated as Block 746, Lots 16, 47 and part of 45 and 46 on the Tax Map of the City of Camden</b>					This Resolution was presented by Housing Director Olivette Simpson. Mr. Quinones asked if Phase II of the Project had commenced. Ms. Simpson provided background on this Resolution's multiple purposes, noting receipt of a New Jersey Department of Environmental Protection Hazardous Discharge Site Remediation Fund (HSDRF) grant which permits reimbursement to the Developer for remediation costs.
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**Public Comments**

Ms. Johnson requested permission to present a walk-on Resolution at the Regular Monthly Meeting of the Board of Commissioners on April 9, 2014, should an appraisal be obtained for the land for redevelopment for the Family Dollar Stores. This was authorized.

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Considerable discussion ensued pertaining to the proposed KIPP: Cooper Norcross Academy at Lanning Square. Ms. Sheila Roberts said she is very excited about Ironstone's development of the property. Chair Torres inquired about jobs and enrollment. Ms. Roberts reported there will be further dialogue and noted concern about local residents potentially forfeiting the opportunity to attend; students will be able to attend free-of-charge.

Commissioner Kenwood Hagamin asked if the Academy will be a Charter or Public School. City Attorney Marc Riondino reported: It is a hybrid. The School Board and Community have input; it will not be controlled through(exclusive) application to the State; as with Charter Schools. Additionally, there is a specified catchman area.

Ms. Conyer inquired about the number of children in the area who were displaced by the closing of Lanning Square. Ms. Roberts stated at least 104; the quantity KIPP seeks to serve.

Chair Torres asked about how KIPP is being received by the public. Ms. Roberts reported enrollment has been slow but, through community outreach efforts, it is expected to increase closer to the new school year. .  
Chair Torres recommended hosting a festival to stimulate interest.

Mr. Hagamin inquired about the impact of the recent announcement of Board of Education (BOE) layoffs. Ms. Roberts noted KIPP needs teachers four (4). Mr. Riondino added: The KIPP teaching methodology is unique, effective, and requires specialized training.

**Chairperson's Remarks**

Chair Torres commended Ms. Johnson's work and the Commissioners' participation. She also stated the need for improving attendance.

**New Business**

None.

**Executive Session**

None.

**Old Business**

None.

**Adjournment**

This meeting adjourned at approximately 7:35 PM.

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