

**Minutes of April 9, 2014  
Regular Monthly Meeting**

The Board of Commissioners of the City of Camden Redevelopment Agency met on Wednesday, April 9, 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 approximately 6:00 PM. Board Clerk Carla Rhodes called roll.

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

**Absent:** VB, EG, and KH

**Attendees:** City Attorney Marc Riondino; Sandra Ross Johnson, Mark Asselta, Carla Rhodes, Johanna Conyer, James Harveson, and Olivette Simpson, CRA; Warren Broudy and Digesh Patel of Mercadien Independent Auditors; Jason Friedland of Ironstone Strategic Capital Partners Maria del Lopez, Chris Perks, and Maria Yglesias, M&M Development; Kelly Francis, Camden County NAACP; Bill Hoag, Cooper Grant Neighborhood Association; Kristen Nalen, P. Velazquez, and L. Braggs, St. Anthony/CCOP, and Laverne Williams of Branch Village

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
March 6, 2014	LQ	MT			There were no comments or questions.
March 12, 2014	JV	BM LQ JV			On a Motion made by Commissioner Louis Quinones, seconded by Commissioner Jose Vazquez and affirmed by all in a Voice Vote, the Minutes were approved.

**Executive Director's Report**

Meeting Date	M	A	N	AB	Comments
April 9, 2014	LQ BM	MT BM LQ JV			In addition to the previously submitted written report, Executive Director Sandra Ross Johnson noted the 2013 Audit Report, which was subsequently presented by the Auditors. The Commissioners were also notified of two RFPs in development; one is for Lanning Square and the other is for Cooper Grant Market-Rate Housing Phase II. Two Walk-On Resolutions were also announced. There were no further comments or questions.  On a Motion made by Mr. Quinones, seconded by Commissioner Bryan Morton and affirmed by all in a Voice Vote, the Executive Director's Report was approved.

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**Presentation**

Warren Broudy and Digesh Patel of Mercadien presented highlights of the Audit Report for the Fiscal Year Ending December 31, 2013. CRA received an unmodified report with no findings. This presentation followed a meeting with the CRA's Audit/Finance Committee. Chair Marilyn Torres commended the Auditors and Finance Director Johanna Conyer, Staff, and the Commissioners who serve on the Audit/Finance Committee. Commissioner/Treasurer Bryan Morton, commended Ms. Conyer, Controller Nural Williams, and the CRA team for their work. Ms. Conyer thanked the Commissioners for their commitment to the Audit/Finance Committee. She also commended the Controller and Finance Clerk Deirdra Williams for their work, CRA's Directors, and all Staff for input and responsiveness during the time-sensitive audit period. This is CRA's fourth consecutive year without findings.

**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>	<b>BM JV</b>	<b>MT BM LQ JV</b>			There were no comments or questions. On a Motion made by Mr. Morton, seconded by Commissioner Jose Vazquez, and affirmed by all in a Roll Call Vote, this Resolution was approved.
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>	<b>JV LQ</b>	<b>MT BM LQ JV</b>			There were no comments or questions. On a Motion made by Mr. Vazquez, seconded by Mr. Quinones, and affirmed by all in a Roll Call Vote, this Resolution was approved.

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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><b>JV LQ</b></p>	<p><b>MT BM LQ JV</b></p>		<p>There were no comments or questions. On a Motion made by Mr. Vazquez, seconded by Mr. Quinones and affirmed by all in a Voice Vote, this Resolution was approved.</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><b>BM JV</b></p>	<p><b>MT BM LQ JV</b></p>		<p>There were no comments or questions. On a Motion made by Mr. Morton, seconded by Mr. Vazquez and affirmed by all in a Voice Vote, this Resolution was approved.</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><b>LQ JV</b></p>	<p><b>MT BM LQ JV</b></p>		<p>Board Counsel Mark Asselta noted changes were made to the Resolution title: "Rehabilitation" was deleted and "New Construction" was added. Also, the price was adjusted from \$126,000 to \$85,000.</p> <p>There were no comments or questions. On a Motion made by Mr. Quinones, seconded by Mr. Vazquez and affirmed by all in a Voice Vote, this Resolution was approved.</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><b>JV LQ</b></p>	<p><b>MT BM LQ JV</b></p>		<p>There were no comments or questions. On a Motion made by Mr. Vazquez, seconded by Mr. Quinones and affirmed by all in a Voice Vote, this Resolution was approved.</p>

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04-09-14G	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	BM JV	MT BM LQ JV		There were no comments or questions. On a Motion made by Mr. Morton, seconded by Mr. Vazquez and affirmed by all in a Voice Vote, this Resolution was approved.
04-09-14H	Resolution Authorizing a Professional Services Agreement with J. McHale & Associates, Inc. for the Preparation of Appraisals for (1) Block 85, Lot 1 and Block 86, Lot 51 and (2) Block 844, Part of Lot 13 in Connection with the Redevelopment of Two Family Dollar Stores for a Total Cost Not to Exceed \$8,000 (WALK-ON)	BM JV	MT BM LQ JV		Mr. Asselta noted a change in the title: "Hale" to "McHale."  There were no comments or questions. On a Motion made by Mr. Morton, seconded by Mr. Vazquez and affirmed by all in a Voice Vote, this Resolution was approved.
04-09-14I	Resolution Amending Resolution 12-18-13SP-A to Authorize the Conveyance of Block 139.01, Lot 1 of the Camden City Tax Map to the Parking Authority of the City of Camden for General Purposes of Redevelopment (WALK-ON)	BM JV	MT BM LQ JV		Mr. Asselta explained the final resolution contains a language change which expands the possible uses of the Property.  There were no comments or questions. On a Motion made by Mr. Morton, seconded by Mr. Vazquez and affirmed by all in a Voice Vote, this Resolution was approved.

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### Public Comments

Colandus "Kelly" Francis of the Camden County NAACP requested clarification on the location identified in Resolution 04-09-14C. Ms. Torres affirmed the location is east of Broadway. Mr. Francis also inquired about the relationship between Broadway Housing and another local developer who owns a nearby property. Housing Director Olivette Simpson explained there is no association between Broadway Housing and Broadway Townhouses.

Regarding Resolution 04-09-14F, Mr. Francis inquired about the intent. Ms. Simpson explained a recently issued RFP sought rehabilitation of the property and M&M Developers was selected. She also noted this will be CRA's third collaboration with M&M.

Regarding Resolution 04-09-14H, Mr. Francis requested details regarding the location of the Family Dollar Stores. Economic Development Director James Harveson informed Mr. Francis the stores will be located in Cramer Hill and North Camden.

Mr. Morton added the developer is anchoring the back corner, which is likely to facilitate development of the more attractive parcels and expounded on the commercial prospects.

Ms. Simpson noted the presence of M&M's Principals: Maria del Lopez and Maria Yglesias. Ms. Yglesias thanked the Commissioners and shared her enthusiasm about expanding her firm's work into the Downtown Area.

Jason Friedland of Broadway Housing also thanked the Commissioners for the opportunity to become a developer in Camden.

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Ms. LaVerne Williams of 218 Branch Village inquired about loss of homes and the need for relocation in connection with Resolution 04-09-14C. She was informed these conditions did not apply. Ms. Williams also requested information about when the jobs will start and what grades will be served. Ms. Simpson reported: School site construction will begin soon. Other land will be used for trailers, so school can open in the fall, with kindergarten being the first grade filled.

Regarding Resolution 04-09-14G, Ms. Williams inquired about the land. Mr. Morton erroneously identified the land as "vacant," and Ms. Simpson provided background on the "housekeeping" nature of the Resolution relating to Meadows I.

Ms. Williams also requested a copy of Resolution I. It was supplied by Mr. Harveson.

Ms. Williams also raised a question regarding the location, the anticipated completion of construction of the Family Dollar Store proposed for Cramer Hill, and the means through which Residents will be notified of employment opportunities. Ms. Johnson noted the store will be located at State Street and River Road, construction will commence shortly after execution of the Redevelopment Agreement and there are two levels of access to jobs. She added, the Board has charged CRA with incorporating language encouraging new hires into Redevelopment Agreements; leveraging of sanctions will be aligned with the City.

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**Public Comments (cont'd)**

Cooper Grant Neighborhood Association Vice Chairman Bill Hoag commended CRA for works to promote Redevelopment in Camden. He expressed gratitude for the selection of M&M for Redevelopment of the Pierre Building.

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Kristin Nalen of St. Anthony/CCOP raised questions regarding relating to the demolition of properties and possible alternative uses of the land. Ms. Johnson noted CRA doesn't have an adopt-a-lot policy. However, Ms. Nalen was invited to submit a proposal for consideration.

Board Counsel re-iterated the position regarding reviewing proposals as CRA's best-practice to determine feasibility. Mr. Morton added: CRA's priority is economic development.

Ms. Johnson will follow up with Ms. Nalen regarding funding for demolitions. Discussions are ongoing between Mmes. Nalen and Simpson.

**Chairperson's Remarks**

None.

**New Business**

Ms. Torres called for a Nomination and Vote permitting her to become a member of the Audit/Finance Committee.

On a Nomination made by Mr. Vazquez, seconded by Mr. Morton and affirmed by all, Ms. Torres was elected to the Committee.

There were no questions or comments.

**Executive Session**

None.

**Old Business**

Mr. Morton inquired about the availability of Courtesy Parking Permits. Ms. Johnson will research and advise.

**Adjournment**

This meeting adjourned at approximately 7:00 PM.

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