

**Minutes of May 14, 2014
Regular Monthly Meeting**

The Board of Commissioners of the City of Camden Redevelopment Agency met on Wednesday, May 14, 2014, at Camden City Hall, 13th Floor Conference Room, 520 Market Street, Camden, New Jersey.

Chair Marilyn Torres called the meeting to order at approximately 6:15 PM. Board Clerk Carla Rhodes called roll.

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

Absent/Excused: EG

Attendees: Saundra Ross Johnson, Mark Asselta, Carla Rhodes, Johanna Conyer, James Harveson, Olivette Simpson, and Sulena Robinson-Rivera, 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
April 3, 2014	JV				There were no comments or questions. On a Motion made by Commissioner Jose Vazquez, seconded by Commissioner Vance Bowman and affirmed by all in a Voice Vote, the Minutes were approved.
April 9, 2014	VB				

Executive Director's Report

Meeting Date	M	A	N	AB	Comments
May 14, 2014	BM JV				<p>In addition to the previously submitted written report, Executive Director Saundra Ross Johnson provided highlights of the successful tour of anchor institutions for the Federal Reserve Bank of Philadelphia's "Reinventing Older Communities" Conference on May 12th. She reported on the tour sites and Mayor Dana L. Redd's presentation at Campbell Soup Co. Campbell's representatives shared the vision for the Office Park during the site visit; this is a matter that will be presented for action at the June meeting of CRA's Board of Commissioners.</p> <p>Ms. Johnson thanked Chair Torres and the CRA staff for their assistance and presence on the tour. She reported that the conference attendees were extremely pleased with the tour.</p> <p>Ms. Johnson also distributed the Financial Disclosure Statement instructions with personal IDs for each Commissioner and announced the filing deadline of June 13th.</p>

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<p>Executive Director's Report (cont'd)</p>				<p>Additionally, Finance Committee Meeting notes were distributed. They highlighted the City's agreement to convert a \$250,000 loan into a management fee.</p> <p>Ms. Johnson also reported M&M Development is in discussions with Rutgers University regarding prospective plans for parking to accommodate tenants at the Pierre Building. They are coordinating the Parking Plan with Cooper Grant Neighborhood Association as well as the City's Zoning and Development departments.</p> <p>Chair Torres provided background on operating the online Financial Disclosure Statement system. Additionally, she commended CRA staff on its work and requested a monthly report from CRA's Executive Director at Council meetings.</p> <p>Commissioner Vance Bowman inquired about the KIPP Academy and Ironstone projects. Housing Director Olivette Simpson explained the process and schedule required for closing.</p> <p>On a Motion made by Commissioner Bryan Morton, seconded by Mr. Vazquez and affirmed by all in a Voice Vote, the Executive Director's Report was approved.</p>
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Presentations

None.

Resolutions for Review and Action

		M	A	N	AB	
05-14-14A	<p>Resolution Certifying that Each Member of the City of Camden Redevelopment Agency Board of Commissioners has Personally Reviewed the FYE 2013 Annual Audit Report</p>	<p>BM JV</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 Roll Call Vote, this Resolution was approved.</p>

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05-14-14B	Resolution Authorizing an Agreement with Camden County One-Stop/WorkFirst New Jersey to Participate in the Community Work Experience Program (CWEP)	BM KH				There were no comments or questions. On a Motion made by Mr. Morton, seconded by Commissioner Kenwood Hagamin, and affirmed by all in a Roll Call Vote, this Resolution was approved.
05-14-14C	Resolution Authorizing the Acceptance of a Grant from the Hazardous Discharge Site Remediation Fund for Remedial Action on the Meadows at Pyne Poynt Portion of the Knox Gelatin Site (Block 746, Lots 16, 47 and Parts of 45 and 46 of the Camden City Tax Map) in the North Camden Brownfield Development Area in an Amount Not to Exceed \$381,314	VB JV				There were no comments or questions. On a Motion made by Mr. Bowman, seconded by Mr. Vazquez, and affirmed by all in a Roll Call Vote, this Resolution was approved. <i>NOTE: A revised Resolution with the updated Amount Not to Exceed was presented.</i>
05-14-14D	Resolution Authorizing a Professional Services Agreement with Environmental Resolutions, Inc. to Complete a Preliminary Assessment/Phase I Environmental Site Assessment of the APM Site (Block 844, Lot 13 of the Camden City Tax Map) for a Cost Not to Exceed \$3,000	BM VB				There were no comments or questions. On a Motion made by Mr. Morton, seconded by Mr. Bowman, and affirmed by all in a Roll Call Vote, this Resolution was approved.

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05-14-14E	Resolution Authorizing a Professional Services Agreement with J. McHale & Associates, Inc. for Appraisal Services in Connection with the Redevelopment of Block 75, Lot 3 for a Cost Not to Exceed \$5,000.00	LQ JV				There were no comments or questions. On a Motion made by Commissioner Louis Quinones, seconded by Mr. Vazquez, and affirmed by all in a Roll Call Vote, this Resolution was approved.
05-14-14F	Resolution Authorizing a Professional Services Agreement with Ballard Spahr LLP Legal Services in Connection with the Redevelopment of Block 75, Lot 3	JV LQ				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. <i>NOTE: A revised Resolution was presented.</i>

Public Comments

None.

Chairperson's Remarks

Ms. Torres commended the Commissioners for their attendance.

New Business

None.

Executive Session

None.

Old Business

None.

Adjournment

On a Motion made by Mr. Morton, seconded by Mr. Vazquez, this meeting adjourned at approximately 6:40 PM.

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