

**Minutes of June 5, 2014
Monthly Caucus**

The Board of Commissioners of the City of Camden Redevelopment Agency met on Thursday, June 5, 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 6:05 PM. Board Clerk Carla Rhodes called roll.

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

Absent/Excused: BM and EG

Attendees: Saundra Ross Johnson, Mark Asselta, Carla Rhodes, Johanna Conyer, James Harveson, Olivette Simpson, Sulena Robinson-Rivera, CRA , 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
May 8, 2014 May 14 2014					There were no comments or questions.

Executive Director's Report

Meeting Date	M	A	N	AB	Comments
June 11, 2014					<p>In addition to the previously submitted written report, Executive Director Saundra Ross Johnson introduced the agency's new Real Estate Officer, Sulena Robinson-Rivera (a 10-year veteran at CRA), who is responsible for the Property Assets inventory. Ms. Johnson announced the Real Estate Asset Management Program presentation will occur at the Board's July meeting.</p> <p>Ms. Johnson also reported that two major RFPs will be issued in July for: Redevelopment of Cooper Grant (including Friends Café and other lots) and Redevelopment of Lanning Square. The RFPs will reflect collaboration with members of Mayor Redd's Congress of Community Residents (verify title). The Health Sciences facility will not be part of the Lanning Square Request for Proposals; it is a carve-out.</p>

**VB = Commissioner Vance Bowman EG= Commissioner Edgardo Garcia KH = Commissioner Kenwood E. Hagamin, Jr.
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MT = Commissioner Marilyn Torres**

Executive Director's Report
(cont'd)

Commissioner Vance Bowman expressed concern regarding representation of the Board in the review process inquired about who from CRA is on the panel. Ms. Johnson announced the panel members: CRA Executive Director Sandra Ross Johnson, City Housing Director Stanley Witkowski, CRA Housing Director Olivette Simpson, CRA Economic Development Director James Harveson, CRA Real Estate Officer Sulena Robinson-Rivera and community representatives.

Board Counsel Mark Asselta noted the Board also has input through via selection of the Redeveloper.

Ms. Johnson also reported that redevelopment of the Pierre Building is on track. The Redevelopers' Economic Opportunity Act (EOA) Application is being reviewed.

Ms. Johnson also updated the Board concerning redevelopment of parcels by Broadway Townhouses/Ironstone. Redevelopment is on track. The Project has expanded to and additional Four in one of three buildings.

Mr. Bowman asked if the apartments will be market-rate. Ms. Johnson noted: 20% affordable; the rest will be market-rate.

Mr. Bowman asked if the apartments are being built to accommodate the expanding student body and advised CRA to avoid building to suit low-income clientele, because market-rate housing development is preferred.

Ms. Johnson reminded the Commissioners of the filing deadline for Financial Disclosure Statements, which is Friday, June 13. She also noted that three additional Resolutions will be presented at the Regular Meeting. The June and revised May Finance Committee Meeting reports were also submitted.

(Note: Commissioner Louis Quinones joined the meeting by phone during this period.)

Presentations

None.

Resolutions for Review and Action

		M	A	N	AB	
06-11-14A	Resolution Designating Campbell Soup Company as Master Redeveloper of Additional Properties and Authorizing an Amendment to the Master Redevelopment Agreement with Campbell Soup Company for the Redevelopment of the Gateway Office Park Area in the Gateway Redevelopment Area					<p>Mr. Asselta presented this Resolution along with related Resolutions for consideration pending the outcome of ongoing negotiations. Additional properties were proposed for the project along with the substantial assignment of a -sub-developer.</p> <p>Mr. Bowman asked if the -additional properties are CRA-owned. Mr. Asselta advised that the properties are not CRA-owned.</p> <p>Mr. Bowman expressed discomfort with the possibility of displacing individuals from their homes. Mr. Asselta recommended providing the Commissioners with a report on the properties for review prior to the meeting during which Commissioners will vote on this Resolution. Economic Development Director James Harevson will produce a report reflecting location, ownership, occupancy, and use of the additional properties.</p> <p>There were no further comments or questions.</p>
06-11-14B	Resolution Authorizing a Redevelopment Agreement with Boos States Development, LLC for the Redevelopment of Block 85, Lot 1 and Block 86, Lot 51 of the City of Camden Tax Map as a Family Dollar Store with Additional Retail Space (7th & Linden Site)					<p>This Resolution was presented by Mr. Harveson. He noted the Redevelopment Agreement should be ready for review at the Monthly Meeting in which a vote will be taken.</p> <p>Mr. Asselta noted the administrative fee is \$25,000 for CRA for each Boos agreement.</p>
06-11-14C	Resolution Authorizing a					

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06-11-14D	<p>Redevelopment Agreement with Boos States Development, LLC for the Redevelopment of a Portion of Block 844, Lot 13 of the City of Camden Tax Map as a Family Dollar Store (State & River Site)</p>					<p>This Resolution was presented by Mr. Harveson. Mr. Bowman inquired about barriers to closure. Ms. Johnson, given authority to act independently, closure could be expedited. There were no further comments or questions.</p>
06-11-14E	<p>Resolution Authorizing the Cancellation of a Loan Made by the City of Camden to the Agency in the Amount of \$250,000.00</p>					<p>This Resolution was presented by Mr. Asselta. There were no comments or questions.</p>
06-11-14F	<p>Resolution Authorizing the Addition of Board Chairperson Marilyn Torres and Board Treasurer Bryan Morton to the List of Authorized Signatories for the Agency's Deposit Accounts Held at PNC Bank and the Removal of the Prior Board Chairperson and Prior Board Treasurer from Such List</p>					<p>This Resolution was presented by Finance Director Johanna Conyer. The Commissioners were informed of the requirement to submit new documents annually. All CRA checks require two signatures; one of which is the Finance Director's. During time-sensitive periods, one or both of the additional signatories may be engaged.</p> <p>There were no comments or questions.</p>
06-11-14G	<p>Resolution Ratifying a Contract between the City of Camden Redevelopment Agency and W. Hargrove Demolition for Emergency Demolition Services at 529 South 8th Street Camden, NJ</p>					<p>This Resolution was presented by Ms. Conyer and she outlined cost savings obtained through the selected bidder. Mr. Bowman was pleased with outcome. Ms. Torres inquired about the full name of ERB. Ms. Johnson advised that ERB is the acronym for Economic Recovery Board, which was formed in 2002.</p>

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<p>06-11-14H</p>	<p>with Rutgers, The State University School of Social Work/Transitions for Youth and Montclair State University Summer Housing and Internship Program (SHIP) 2014</p> <p>Resolution Designating the Center for Family Services, Inc., a Non-Profit as the Redeveloper of Block 1403, Lot 24 of the City of Camden Tax Map Located in the Cooper Plaza Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper for the Creation of Open and Recreational Space to be Used in Conjunction with Adjacent Buildings</p>					<p>This Resolution was presented by Ms. Conyer. She advised the Commissioners of CRA's second year of participation and noted related benefits. There is no cost to CRA. There were no comments or questions.</p> <p>This Resolution was presented by Housing Director Olivette Simpson. A tot lot is proposed. Mr. Bowman inquired about the price. Ms. Simpson informed the Commissioners that CRA has obtained an appraisal. There were no further comments or questions.</p>
<p>06-11-14I</p>	<p>Resolution Amending Resolution 04-09-14F Designating M&M Development, LLC, as Redeveloper of the Pierre Building Located in the Downtown Redevelopment Area by Correcting the Tax Map References within the Resolution from Block 75, Lot 7 to Block 75, Lot 3</p>					<p>This Resolution was presented by Ms. Simpson. It corrects an error in the tax map and will support the developer's pursuit of government funding (i.e., EOA and NJHMFA).</p>

06-11-14J WALK-ON	Resolution Approving a Term Sheet for the Purchase of Property Known as Block 1212, Lot 1 and a Portion of Block 1201, Lot 1 on the City of Camden Tax Map Located in the Admiral Wilson North Redevelopment Area from the Delaware River Port Authority					This Resolution was presented by Mr. Asselta. There were no comments or questions.
06-11-14K WALK-ON	Resolution Designating Camden Renaissance Associates, LLC as the Redeveloper of the Additional Property Known as Block 1208, Lot 4 of the City of Camden Tax Map and Authorizing a Redevelopment Agreement with Camden Renaissance Associates, LLC for the Redevelopment of the Admiral Wilson North Redevelopment Area for the Development of a Regional Shopping Center Including a Major Grocery Chain Store					In presenting this Resolution, Mr. Asselta noted the Redevelopment fee is \$125,000. Substantial aspects of the Agreement are already worked out. Mr. Harveson advised that, once the agreements are approved, several other steps must be completed.

Chairperson's Remarks

Ms. Torres advised the Commissioners that Ms. Johnson has been invited to provide an overview of CRA's projects to the Camden City Council members. Ms. Torres is especially interested in informing the community about how CRA operates and addressing misunderstandings about the agency's financial position.

Ms. Johnson explained CRA is a small business and has limited methods through which to derive compensation. Conversely, CRA generates significant funds for the City.

Public Comments

Ms. Johnson presented language that will be included in CRA RFPs and Redevelopment Agreements regarding employment of local residents, job training, community outreach and benefits, and possible environmental initiatives. (See handout.) Chair Marilyn Torres remarked about the importance of ensuring individuals are trained for the jobs. Ms. Johnson noted the usefulness of Mayor Dana Redd's Job Link's. She also shared Community Benefits language. The Board Clerk was advised to distribute to these materials to Commissioners who were not present.

Ms. Johnson also reported CRA is in receipt of additional remediation funds provided by USEPA for Harrison Avenue.

Ms. LaVerne Williams of Branch Village noted her agreement with the need for jobs training. She also requested clarification on the loan repayment and asked how much Hargrove is making for the emergency demolition. Ms. Johnson noted CRA is no longer obligated to repay the City. It was reported that, because of mobility and other factors, Hargrove was the lowest bidder at \$37,200.

Ms. Torres noted that Hargrove hires locally.

Ms. Williams asserted he should hire more. She also requested and received a copy of job language.

New Business

None.

Executive Session

None.

Old Business

None.

Adjournment

On a Motion made by Ms. Torres, seconded by Mssrs. Bowman and Vazquez, this meeting adjourned at approximately 7:24 PM.

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