

The Board of Commissioners of the City of Camden Redevelopment Agency held its Reorganization and Regular Monthly Meeting on Wednesday, January 10, 2018 Camden City Hall, City Council Chamber, in Camden, New Jersey.

Chair Marilyn Torres called the meeting to order at approximately 6:00 PM. Board Clerk Sulena Robinson-Rivera called roll. Commissioner Bowman joined the meeting at approximately 6:09 PM.

Present: MT, SD, JR, MS and, VB
Absent: IL
Excused:
Attendees: Olivette Simpson, Mark Asselta, Sulena Robinson-Rivera, Johanna Conyer, Carla Rhodes and James Harveson CRA; Anne M. Cummins, and John S. Gattuso SVP, Liberty Property Trust; Kevin Sheehan, Parker McKay/LPT; Lavern Williams, Ali Sloan-El, and Sean Brown, City of Camden Residents

Mrs. Robinson-Rivera advised the Board that pursuant to the requirements of the Open Public Meetings Act, adequate notice(s) had been posted in the Courier-Post, the Philadelphia Inquirer, and the Office of the City Clerk.

Reorganization

General Counsel, Mark Asselta, presided over the reorganization of the Board which entailed the nomination and vote for Chairperson meeting from approximately 6:10 PM to 6:27 PM Commissioner Ramos moved to nominate Marilyn Torres as Chairperson; the motion was seconded by Commissioner Sharma. Commissioner Bowman added his desire to also move to nominate another member for the office of Chairperson. His nomination was not accepted by Board Counsel because there was a motion on the floor that had been made and seconded. Board Counsel then called for vote. Board Clerk polled Commissioners, the Ayes included Commissioners Ramos, Sharma, and Torres, and the Nays were Commissioners Bowman and Davis. Board Counsel advised that the motion to appoint Ms. Torres as Board Chairperson carried on a vote of 3-2 which was a majority of the votes taken on the motion.

Commissioner Bowman inquired with respect to the vote, specifically the vote and process which he believed should have included his and other member's the opportunity to nominate others for the same office. Mr. Bowman also contended that four affirmative votes were needed to pass any motion before the Board and further that Ms. Torres should not be permitted to vote as a Commissioner as she was no longer a sitting member of City Council. Commissioner Davis asked for a brief recess of the commissioners to obtain clarity in closed session. Board Counsel advised that this is not a matter that can be discussed in Executive Session.

A number of requests for clarifications of the Bylaws, and Redevelopment law were made of the Board Counsel by Commissioners. Board Counsel read from a section of the Redevelopment Law, N.J.S.A. 40A:12A-11(b) that provided "Action may be taken by the agency upon the affirmative vote of the majority, but not less than four of the commissioners present, unless in any case the bylaws of the agency shall require a larger number." The CRA bylaws were checked and nothing in the bylaws required a greater number of votes to determine the Chairperson of the Board. Board Counsel also stated that the issue of the number of votes needed for an action had been raised at previous Board meetings and the advice always given and followed by the Board was that only a majority of votes was needed to pass an action even if the vote was 3-2 or 3-1. Board Counsel

also opined that the fact that Ms. Torres was no longer a sitting member of City Council did not affect her ability to remain as a member of the Board. Commissioners Ramos, Bowman, and Davis when polled confirmed a need for clarity while Commissioners Torres and Sharma expressed no need for supplementary justification of process.

An attorney for the City of Camden, Marc Riordino spoke and urged the Board to follow the advice of Board Counsel and proceed with the meeting with Ms. Torres as chairperson. At this point in the meeting, Mr. Bowman and Ms. Davis left the meeting room at which time the Board no longer had a quorum to continue with the remaining business of the Board which was so announced by Board Counsel.

Adjournment

Due to a lack of quorum, the meeting ended at approximately 6:28 PM.