

The Board of Commissioners of the City of Camden Redevelopment Agency met on Wednesday, January 4, 2012 at Camden City Hall, Office of the Camden County Administrator, 16th Floor Conference Room, 520 Market Street, Camden, New Jersey.

Chairperson Melinda Sanchez called the meeting to order at 5:50 PM and Board Clerk Carla Rhodes called roll.

Present: MS, VB, BM, and LQ
 Absent: KH, GP, and JV
 Attendees: Sandra Ross Johnson, CRA; Mark Asselta, Esq., CRA; Carla Rhodes, CRA; Johanna Conyer, CRA; James Harveson, CRA; Olivette Simpson, CRA; Frank Fullbrook, CGNA, and Colandus "Kelly" Francis, NAACP

Ms. Rhodes advised the Board that, pursuant to the requirements of the Open Public Meetings Act, adequate notice had been posted in the Courier Post and the Philadelphia Inquirer as well as in the Office of the Municipal Clerk.

Election of Officers

Due to several unanticipated absences, Chairperson Sanchez announced the Election of Officers would be postponed until February when there is likelihood of greater representation of the Board.

Review and Action for Minutes

Meeting Date	M	A	N	AB	Comments
December 7, 2011	LQ VB	MS VB BM LQ			The Minutes of the December 7, 2011 Meeting of the Camden Redevelopment Agency's Board of Commissioners were previously provided to the Commissioners. On motion duly made and seconded, the Minutes were approved.

Executive Director's Report

Meeting Date	M	A	N	AB	Comments
December 7, 2011	VB LQ	MS VB BM LQ			The Report of the Executive Director was previously provided to the Commissioners and there were no comments. Director Johnson welcomed everyone back from the Winter Holiday Break and added that the NSP2 spend down will be CRA's focus in the early part of 2012. Commissioner Quinones inquired about whether an unveiling ceremony will be staged at Roosevelt Plaza Park and Director Johnson advised of plans to produce an arts festival. On motion duly made and seconded, the Report was approved.

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Resolutions for Review and Action

		M	A	N	AB	Comments
12-07-11A	Resolution Authorizing the Camden Redevelopment Agency to Execute a Partial Termination Agreement Pursuant to a Redevelopment Agreement with the Delaware River Port Authority	BM LQ	MS BM LQ	VB		<p>The sequencing of Resolutions on the Agenda was questioned by Chairperson Sanchez and Commissioner Vance Bowman. Ms. Rhodes reported that the Office of the City Clerk instructed her to present the Resolutions in this fashion. She also requested clarification on the Board's preference. Board Counsel Mark Asselta will confer with City Clerk Luis Pastoriza and provide further direction.</p> <p>Chairperson Sanchez reminded the Board that this Resolution had been discussed at the December 7 meeting and Commissioner Bowman raised several questions. Director Johnson reported that the revised Resolution addresses these matters. 1) The Cost Agreement has been executed. 2) The escrow has been established. Two fees have been paid: attorney's fees and the appraisal fees. The balance is sufficient to cover the survey and the other expenses. 3) This Resolution reflects an "unnamed" redeveloper and that will go forward in the Agreement with DRPA. She added that the Planning Board approved the engineering plans on December 8, 2011. 4) As to the question pertaining to the amendment of the North Camden Gateway redevelopment plan, an RFP has been posted—with the response date of January 4, 2012 for a consultant to review the request for amendment to the North Camden Gateway Redevelopment Plan. Following the selection of a consultant, the contract will be presented to the Board.</p> <p>Commissioner Bowman stated that his concerns have not changed. He asked who will be responsible if the developer is not able to complete the scope of work? He wants assurances that an attorney will/has reviewed the Termination Agreement, so CRA won't unnecessarily incur costs.</p> <p>Director Johnson noted that Ballard Spahr has been retained for this purpose. She also advised that DRPA is out of the redevelopment business, and Redevelopment Law requires CRA to terminate the agreement with DRPA prior to engaging a redeveloper.</p> <p>According to Commissioner Bowman, there are outstanding issues the City is required to address prior to release of this property. He advised that he will supply documents.</p> <p>Chairperson Sanchez emphasized that this Resolution simply authorizes Director Johnson to negotiate and execute the Agreement with DRPA. Commissioner Bowman advised that this was not his understanding.</p>

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12-07-11A
 (cont'd)

Commissioner Morton requested details on the location of the property. Director Johnson confirmed it is adjacent to Northgate II. He also outlined concerns fellow citizens of North Camden have.

Commissioner Louis Quinones noted, the charter school will be located on Linden and 8th, going north toward 9th Street. Commissioner Bowman noted 7th Street opposite Northgate also is part of the land on which the school will be developed. Director Johnson noted certain blocks will be allocated for the school and the others will be for retail development and stated RESPOND submitted a proposal for the development of a shopping center to the BGD. If approved, implementation will require CRA's Board approval of another partial release agreement with DRPA.

Commissioner Morton stated that we have a responsibility as a Board to develop smartly, but a part of that "smart development" has to be reflective of what individual neighborhoods desire for their future. Is this the City Invincible or the outfit from Chester?, he asked. Chairperson Sanchez confirmed that the group from Chester intends to build a charter school at 7th and Linden. Commissioner Morton related his familiarity with the group's work. He noted the group was exemplary in its ability to partner with the local college and community of Chester and the expectation is the same successful outcome(s) will manifest here.

Commissioner Bowman sought clarification on the amount owed to DRPA. Commissioner Quinones noted the original grant was \$1.6 million. Director Johnson noted the new agreement calls for splitting proceeds from the sale.

Chairperson Sanchez asked if DRPA had been involved in developing the terms of the Partial Release Agreement. Director Johnson confirmed.

Commissioner Bowman sought clarification on CRA's legal representation, as Mr. Asselta had to recuse himself. Chairperson Sanchez explained, part of the purpose of the escrow was to cover the expense of outside counsel.

Chairperson Sanchez asked: Is DRPA amenable to developers other than the charter school? Commissioner Morton stated it is beneficial to DRPA to unload liabilities, since it will no longer operate in the redevelopment space. Chairperson Sanchez noted that only two (2) years remain in the Redevelopment Agreement.

Commissioner Bowman stated that he wants terms in the Partial Termination Agreement releasing CRA from its financial liability. He further asked that if the charter school pulls out, who is the developer who will take on the burden of any hardship?

<p>12-07-11A (cont'd)</p>					<p>Director Johnson explained that if the charter school does not go forward, an RFP will could be issued to locate another developer. Chairperson Sanchez noted, CRA cannot designate a redeveloper until the relationship with the DRPA is terminated.</p> <p>On motion duly made and seconded, the Resolution allowing the Executive Director to negotiate and execute the Termination Agreement was approved.</p> <p>Mr. Asselta advised that the vote was sufficient to adopt the Resolution.</p> <p>Commissioner Morton addressed concerns regarding the ability to locate other prospective developers by offering details regarding other educational entities in search of space to operate in Camden.</p> <p>Commissioner Quinones stated that his concern was that CRA received no returns on the investment. Commissioner Morton added that the City's public school system needs competition and noted THAT (a quality school in North Camden) is the return on CRA's investment.</p>
<p>12-29-11B</p>	<p>Resolution Authorizing Amendments to a Loan Commitment to Lutheran Social Ministries of New Jersey for the New Construction of Two Affordable Rental Units at 318 and 320 York Street in North Camden in Connection with Neighborhood Stabilization Program 2 ("NSP2") Funds</p>	<p>BM LQ</p>	<p>MS VB BM LQ</p>		<p>Housing Director Olivette Simpson provided handouts addressing concerns raised during the Special Meeting of CRA's Board of Commissioners on December 29, 2011 regarding the terms and conditions of the loan to Lutheran Social Ministries of New Jersey. She advised that LSM must comply with Affordability Restrictions and this project cannot support debt during the term of the loan:</p> <p>Changes to the terms included: 0% interest, \$291,283 to be forgiven at the loan's maturity; \$100,000 will not be forgiven, but CRA will have the discretion to forgive this amount at the end of the term.</p> <p>Commissioner Bowman asked if the units will be built from the ground up. Ms. Simpson affirmatively replied.</p> <p>Commissioner Morton inquired about the number of units that will be built. Ms. Simpson stated two (2), one-family detached homes will be erected.</p> <p>Commissioner Morton stated that LSM can make at least \$750,000, but Ms. Simpson reminded the Board of a \$500 rent control cap and noted CRA staff have reviewed and signed off on the Operating Budget.</p> <p>Commissioner Morton inquired about CRA's ability to ensure LSM doesn't exceed the rent restriction, and Ms. Simpson reminded the Board of the Annual Certification requirement.</p>

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12-29-11B					<p>Commissioner Bowman asked if this project will increase the tax base. Ms. Simpson noted that it affords only two (2) units will be built and LSM will not pursue a PILOT from the City of Camden.</p> <p>Chairperson Sanchez expressed concern with LSM's anticipated money management with repaying only \$100,000. She stated that she was not comfortable with forgiveness of \$100,000 on the loan.</p> <p>Commissioner Quinones asked if an escrow account in the amount of \$100,000 can be set up.</p> <p>Commissioner Morton noted he has surveyed the property and something needs to be done with the property there. He also encouraged the Board to take into consideration the NSP2 spend down requirement.</p> <p>Ms. Simpson agreed that the loan documents would be revised to remove the forgiveness language for \$100,000 from the loan agreement, add that the loan is repayable at 1%, and prohibit LSM from approaching the City for a PILOT.</p> <p>On motion duly made and seconded, the Resolution was approved, subject to the above conditions.</p>
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Chairperson's Remarks

Chairperson Sanchez reminded the Commissioners that the Annual Reorganization will take place at the Regular Monthly Board Meeting on February 1, 2012 and encouraged members to consider offices to fill and skills required. She announced her leave (February until August 2012), because she was accepted into a competitive fellowship program for leadership.

A draft of the Board's revised By-Laws was presented for review.

Commissioner Bowman inquired about whether or not the By-Laws must be adopted prior to the Reorganization of the Board. Mr. Asselta advised that this is not a requirement, and that he would review them to ensure they are consistent with Redevelopment Law.

Chairperson Sanchez also expressed appreciation to the staff and commended all for helping CRA develop an image as "doers."

Public Comments

Chairperson Sanchez opened the floor for public comments at 6:58 PM.

Mr. Frank Fullbrook of 211 Penn Street, representing CGNA, stated his interpretation of the Law, which requires approval of Resolutions by four (4) Commissioners; not, simply, the majority of those present. Commissioner Bowman concurred. Mr. Asselta read the pertinent portion of the Redevelopment Law for those present, adding that as long as a quorum of 4 members were present, the majority of quorum was sufficient for approval. He also invited Mr. Fullbrook to submit legal documents that present his point of view.

Mr. Colandus "Kelly" Francis of the NAACP state that he agreed with Mr. Asselta's interpretation of the law. He inquired as to whether the units described in Resolution 12-29-11B would be single or twin. Ms. Simpson advised they will be single-family detached units.

Mr. Francis questioned whether or not the property tax assessment was too low. Ms. Simpson will review and advise the Board accordingly. Mr. Francis reminded the group that Camden previously was "blasted" by the State Comptroller for excessive PILOTs.

Commissioner Morton recommended CRA obtain the Tax Assessor's report for this site.

Executive Session

N/A

Adjournment

On the motion of Chairperson Sanchez, seconded by Commissioner Quinones, the meeting was adjourned at 7:17 PM.

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