

**Minutes of July 12, 2012  
Board Caucus**

The Board of Commissioners of the City of Camden Redevelopment Agency met on Thursday, July 12, 2012 at Camden City Hall, Suite 1300, 520 Market Street, Camden, New Jersey.

Vice Chair Gloria Pena called the meeting to order at 5:46 PM. Board Clerk Carla Rhodes called roll.

**Present: GP, BM, KH, and MS**

**Absent: VB, LQ, and JV**

**Attendees: Saundra Ross Johnson, CRA; Carla Rhodes, CRA; Johanna Conyer, CRA; James Harveson, CRA and Olivette Simpson, 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
May 31, 2012 June 6, 2012					The Minutes of the May 31, 2012 Caucus and June 6, 2012 Regular Meeting of the Camden Redevelopment Agency's Board of Commissioners were previously provided to the Commissioners.  There were no comments or questions.

**Executive Director's Report**

Meeting Date	M	A	N	AB	Comments
July 18, 2012					The Report of the Executive Director Saundra Ross Johnson was previously provided to the Commissioners. Ms. Johnson also updated the board about the opening of Roosevelt Plaza Park. She thanked Commissioners Bryan Morton and Melinda Sanchez for attending and commended staff for their contributions to the park's development as well as on the production of the June 14 <sup>th</sup> ceremony. In addition, Ms. Johnson informed the board of recent personnel changes: Delores Little, a principal clerk supporting the Housing Division, resigned and her last day of service was Monday, July 6. Josh Warner, a GIS Specialist/Planner, resigned to accept a fellowship to pursue the Ph.D. at the University of Pennsylvania, effective August 8, 2012.

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**GP = Commissioner Gloria Pena    LQ = Commissioner Louis Quinones    MS = Commissioner Melinda Sanchez**  
**JV = Commissioner Jose A. Vazquez**

Executive Director's Report (cont'd.)				<p>Changes in resolution titles and their placement on the agenda were noted: (SEE ATTACHMENT). Director Johnson explained that the resolution pertaining to the loan CRA requested from the City cannot be presented at this time, as terms have yet to be reviewed and discussed. The City Council Resolution and a copy of the Memorandum of Understanding (MOU) resulting from the City will be presented prior to the Board's Regular Monthly Meeting.</p> <p>Ms. Johnson's report concluded with news about the continuing progress on the NSP2 program. A sales brochure for the Cooper Hill Townhouses was distributed. She requested the Board's support with generating interest in the properties. Housing Director Olivette Simpson related that several of these townhouses have already sold for more than \$100,000. There are four unit types and four price points.</p> <p>Commissioner Bryon Morton was complimentary of the unique selling position that has been crafted for the Cooper Hill area and noted that it inspires comfort among consumers in spending at a rate that far exceeds the average cost of houses in Camden.</p>
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**Resolutions for Review and Action**

		M	A	N	AB	Comments
07-18-12A	<b>Resolution Authorizing the Camden Redevelopment Agency to Enter into an Agreement with the Camden County One Stop/WorkFirst New Jersey to Participate in the Community Work Experience Program</b>					Commissioner Sanchez inquired about the number of interns hosted to date. Director Johnson informed the Board that four of CRA's 15 CWEP interns have transitioned into full-time employment following their periods of service at CRA. <i>(Note: One completed a college degree and another returned to school for specialized studies. CWEP interns are engaged for 13-week periods, and it is permissible to enroll for successive periods.)</i>

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07-18-12B	Resolution Authorizing the Camden Redevelopment Agency to Enter into a Professional Service Agreement with Environmental Resolutions, Inc. in the Amount of \$5,000.00 to Conduct Environmental Investigation Services for Block N in the Downtown Redevelopment Area (American Recovery and Reinvestment Act of 2009)					Economic Development Director James Harveson noted this probably is the last of the US EPA Stimulus grant.
07-18-12C	Resolution Authorizing an Amendment to a Professional Services Agreement Between the Camden Redevelopment Agency and Wallace Roberts & Todd, LLC for the Provision of Planning Services and Preparation of an Area in Need of Redevelopment Study and Plan for the North Camden Waterfront Study Area					Housing Director Olivette Simpson noted Wallace Roberts Todd is preparing a redevelopment plan for the Prison Site, and it is 90% complete. The plan is due in 30-45 days. City Planning & Development Director Dr. Edward Williams is working with WRT toward a presentation to the Planning Board and the City Council. The requested extension correlates with the existing Shared Services Agreement with the City of Camden.
07-18-12D	Resolution Authorizing a Shared Services Agreement Between the Camden Redevelopment Agency and the City of Camden for the Central Waterfront Parking Project					<p>Vice Chair Pena inquired about the amount of the grant. Ms. Simpson noted it is \$5 million and the spend-down to date is @ \$4.6 million. CRA has fiduciary responsibility but not a redevelopment plan for this area; seeking permission to act as the City's agent to complete land assemblage in exchange for a management fee. Ms. Simpson also presented a map showing the locations of the parking spaces. (SEE ATTACHMENT.)</p> <p>Commissioner Morton suggested this project may reduce neighborhood complaints regarding overflow.</p>

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07-18-12E	Resolution Authorizing the Camden Redevelopment Agency Board to Enter into a Loan Agreement with the City of Camden (\$250,000)					SEE EXECUTIVE DIRECTOR'S REPORT.
07-18-12F	Resolution Authorizing the Camden Redevelopment Agency to Enter into a Professional Services Agreement with Greenbaum Rowe Smith & Davis, LLP for the Provision of Legal Services in Connection with the Redevelopment of a Portion of the 7th & Linden Site in the Camden North Gateway Redevelopment Area					<p>Director Johnson reported that Ballard Spahr's conflict of interest made it necessary to engage a new law firm for the charter school project. Vice Chair Pena inquired about which school. Director Johnson informed the Board that the work would be performed in connection with the escrow funds from Camden Community Charter School. Funds would be used for work relating to the termination agreement with DRPA and the NJRA mortgage lien.</p> <p>Vice Chair Pena asked if there were any other attorneys involved. Director Johnson reported there are no other attorneys contracted for this project on behalf of CRA.</p> <p>Commissioner Morton asked if the charter has been approved. Director Johnson affirmed.</p>

**Public Comments**

No members of the public were present.

**Chairperson's Remarks**

None

**Old Business**

**New Business**

**Adjournment**

On the motion made by Commissioner Sanchez, seconded by Commissioner Morton, the meeting was adjourned at 6:15 PM.

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