

**Minutes of July 26, 2012
Board Caucus**

The Board of Commissioners of the City of Camden Redevelopment Agency met on Thursday, July 26, 2012 at Camden City Hall, Suite 1300, 520 Market Street, Camden, New Jersey.

Vice Chair Gloria Pena called the meeting to order at 6:07 PM. Executive Director/Board Secretary Sandra Ross Johnson called roll.

- Present:** GP (via phone), BM, LQ, and MS (via phone)
Absent: VB, KH, and JV
Attendees: Sandra Ross Johnson, CRA; Carla Rhodes, CRA; Johanna Conyer, CRA, and Olivette Simpson, CRA; Frank Fullbrook of xxx Penn Street; Colandus "Kelly" Francis of the NAACP, and LaVerne Williams of xxx Morgan 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 31, 2012 June 6, 2012 July 12, 2012					The Minutes of the May 31, 2012 Caucus, June 6, 2012 Regular Meeting, and July 12, 2012 Caucus 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 Sandra 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 th ceremony. In addition, Ms. Johnson informed the board of recent personnel changes: Delores Little, a principal clerk supporting the Housing Department, resigned and her last day of service was Monday, July 2 (<i>verify</i>). Josh Warner, a GIS Specialist/Planner, resigned to accept a fellowship at to pursue the Ph.D. at the University of Pennsylvania, effective August 8, 2012.

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					<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 determined. However, a sample resolution and a copy of the MOU resulting from the City's acceptance of State funding due to similar circumstances 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. Commissioner Bryon Morton was complimentary of the unique selling position (USP) 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	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					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. (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.)

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07-18-12B	<p>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)</p>					<p>Economic Development noted this is probably the last grant CRA will receive for this project via ARRA. This is the first step in the redevelopment process for this area.</p>
07-18-12C	<p>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</p>					<p>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.</p>
07-18-12D	<p>Resolution Authorizing a Shared Services Agreement Between the Camden Redevelopment Agency and the City of Camden for the Central Waterfront Parking Project</p>					<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 is 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 inquired about neighborhood complaints regarding overflow.</p>

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 charter school proposed by TK-INSERT NAME of Chester, PA and part of it would entail terminating the agreement with DRPA as well as addressing the NJRA mortgage lein.</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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