

Minutes of August 7, 2013
Regular Monthly Meeting

The Regular Monthly Meeting of the Board of Commissioners of the City of Camden Redevelopment Agency was held on Wednesday, August 7, 2013, at Camden City Hall, Council Chambers, 2nd Floor Conference Room, 520 Market Street, Camden, New Jersey.

Vice Chair Melinda Sanchez called the meeting to order at 6:20 PM. Board Clerk Carla Rhodes called roll.

Present: MS, *KH, LQ, and JV

Absent: GP, VB, and BM

Attendees: Colandus "Kelly" Francis, Camden County NAACP, Kevin Sheehan, Esq. and Shaneka Boucher of Camden Community Charter School

**NOTE: Commissioner Melinda Sanchez initially participated by phone, without interruption, arrived physically at Council Chambers joining the meeting in progress about 6:30. Commissioner Kenwood Hagamin participated by phone throughout the entire meeting.*

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

Review of Minutes

Meeting Date	M	A	N	AB	Comments
July 10, 2013	LQ JV	MS KH LQ JV			There were no comments or questions. On a Motion made by Commissioner Louis Quinones, seconded by Commissioner Jose Vazquez, the Minutes were approved. In a Voice Vote, this action was affirmed by all.

Executive Director's Report

Meeting Date	M	A	N	AB	Comments
August 7, 2013					<p>In addition to the written report previously submitted, Executive Director Sandra Ross Johnson introduced Ms. Shaneka Boucher, who provided an update of activities at the Camden Community Charter School. Specifically, she announced the Jobs Fair will be staged at Northgate II on Saturday, August 17, 10 AM till 2 PM. She has been working with stakeholders for community participation as recommended by Mayor Dana Redd. The final flyer will be forwarded to Director Johnson for distribution to CRA's Commissioners.</p> <p>There were no further comments or questions.</p> <p>A vote was not taken on this Report.</p>

VB = Commissioner Vance Bowman
GP = Commissioner Gloria Pena

KH = Commissioner Kenwood E. Hagamin, Jr. BM = Commissioner Bryan Morton
LQ = Commissioner Louis Quinones MS = Commissioner Melinda Sanchez
JV = Commissioner Jose A. Vazquez

Minutes of August 7, 2013
Regular Monthly Meeting
Resolutions for Review and Action

		M	A	N	AB	Comments
08-07-13A	Resolution Approving an Amendment to the Redevelopment Agreement Between the City of Camden Redevelopment Agency and Education Capital Solutions, LLC for the Charter School Project Located in Blocks 87 and 89 in the City of Camden Relating to the Deadline for the Completion of Project Improvements	JV LQ	MS KH LQ JV			On a Motion made by Commissioner Vazquez, seconded by Commissioner Quinones, this Resolution was adopted. In a Roll Call Vote, this action was affirmed by all.
08-07-13B	Resolution Authorizing the City of Camden Redevelopment Agency to Enter into a Shared Services Agreement with the City of Camden for Planning Consulting Services	LQ JV	MS KH LQ JV			On a Motion made by Commissioner Quinones, seconded by Commissioner Vazquez, this Resolution was adopted. In a Roll Call Vote, this action was affirmed by all.
08-07-13C	Resolution Authorizing the Camden Redevelopment Agency to Accept Brownfields Grants from the United States Environmental Protection Agency (USEPA) (\$1,999,999.00 Million)	JV LQ	MS KH LQ JV			A revised Resolution was presented. Ms. Johnson noted the revised Resolution addressed concerns raised by Ms. Sanchez during the Caucus. On a Motion made by Commissioner Vazquez, seconded by Commissioner Quinones, this Resolution was adopted. In a Roll Call Vote, this action was affirmed by all.

Public Comments

There were none.

Chairperson's Remarks

Vice Chair Sanchez noted she has been pleased with the Commissioners' participation over the last few meetings and encouraged them to continue.

Executive Session

Board Counsel Mark Asselta noted a matter for consideration. Commissioner Quinones requested postponing discussion until a broader body was present.

Old Business

Mr. Asselta informed the Commissioners another draft of the by-laws has been prepared for review by the Committee members and he anticipates presentation to the full Board for review at the Regular Monthly Meeting in September.

New Business

Commissioner Sanchez instructed staff to inform the Commissioners in correspondence for the September meeting there will be an Executive Session.

Adjournment

On a Motion made by Commissioner Quinones, seconded by Commissioner Vazquez, this meeting adjourned at approximately 6:45 PM. In a Voice Vote, this action was affirmed by all.

V4



Minutes of August 29, 2013
Board Caucus

The Board of Commissioners of the City of Camden Redevelopment Agency met on Thursday, August 29, 2013, at The Meadows at Pyne Poynt, 441 Erie Street, Camden, New Jersey.

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

Present: GP, VB, LQ, MS, and JV

Absent: KH, BM

Attendees: Sandra Ross Johnson, Carla Rhodes, Johanna Conyer, James Harveson, and Olivette Simpson; Marc Riondino, Esq. and Glynn Jones, City of Camden

Board Clerk Carla 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. Due to an error in the published notices, Change of Meeting Location notices also were posted at 537 Erie Street.

Review of Minutes

Meeting Date	M	A	N	AB	Comments
August 1 and 7, 2013					Hard copies of the Minutes of the August 1, 2013 Special Meeting will be provided at the Regular Monthly Meeting on September 4, 2013. Electronic copies were previously supplied. There were no questions or comments.

Executive Director's Report

Meeting Date	M	A	N	AB	Comments
September 4, 2013					A written report was previously provided. There were no comments or questions.

Resolutions for Review and Action

(Commissioner Vance Bowman joined the discussion at this time.)

		M	A	N	AB	Comments
09-04-13A	Resolution Ratifying a Contract Between the Camden Redevelopment Agency and W. Hargrove Demolition for Emergency Demolition Services at 931 North 22 nd Street, Camden, NJ					The vacant properties list will be supplied.

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09-04-13B	Resolution Ratifying an Affiliation Agreement Between the City of Camden Redevelopment Agency and Rutgers, The State University School of Social Work/Transitions for Youth and Montclair State University Summer Housing and Internship Program (SHIP) 2013					A copy of the contract will be forwarded by email.
09-04-13C	Resolution Authorizing the City of Camden Redevelopment Agency to Enter into a Contract with The Greater Camden Partnership d/b/a Camden Special Services District for the Provision of Landscaping and Maintenance Services for Vacant Lots Located in the Cooper Plaza and Lanning Square Redevelopment Areas					Sulena Robinson-Rivera will monitor the work and manage the contract. Payments will be made on a monthly basis.

Minutes of August 29, 2013
Board Caucus

09-04-13D	Resolution Amending Resolutions 06-27-13F, 06-27-13E and 08-01-13B which Authorized the City of Camden Redevelopment Agency to Enter into Option Agreements for Project Areas A and B with The Cooper Health System, for the Sale and Redevelopment of Certain Properties within the Lanning Square and Cooper Plaza Redevelopment Areas by Extending the Terms of Such Option Agreements					The extension will begin upon the signing of the Option Agreement.
09-04-13E	Resolution Amending Resolution 08-01-13D which Authorized the City of Camden Redevelopment Agency to Enter into an Option Agreement for Project Area C with Cooper Lanning Square Renaissance School Facilities, Inc. for the Sale and Redevelopment of Certain Properties in the Lanning Square Redevelopment Area by Extending the Term and Modifying the Fee for Such Option Agreement					A new Resolution will be presented at the Regular Monthly Meeting reflecting the Option Fee remains at \$20,000.00.
09-04-13F	Resolution Authorizing the Camden Redevelopment Agency to Enter into an Access Agreement with the New Jersey Department of Environmental Protection Regarding Certain Portions of the Harrison Avenue Landfill					There were no action items.

Minutes of August 29, 2013
Board Caucus

09-04-13G	Resolution Amending Resolution 12-06-12A and Authorizing the City of Camden Redevelopment Agency to Sell Block 284, Lots 13 & 14 (701 & 703 Broadway) to Broadway Townhouses, LP					General Counsel Mark Asselta will provide additional details at the Regular Monthly Meeting.
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Public Comments

None.

Chairperson's Remarks

Reported an Executive Session will be held at the Regular Monthly Meeting.

Executive Session

None.

Old Business

Executive Director noted the Minutes from July 26 and August 7 had yet to be addressed. Minutes for August 1 Special Meeting were emailed prior to the meeting. A hard copy will be provided at the September 4 meeting.

New Business

Commissioner Melinda Sanchez reported a draft of the by-laws will be forwarded by email. She will participate in the Regular Monthly Meeting via Conference Call.

Commissioner Louis Quinones asked for clarification regarding inclusion of the former Lanning Square Project Area and the Cooper Health Project. Ms. Johnson advised the Commissioners that it is not included in the Cooper Health Project.

Chair Gloria Pena asked if a Special Resolution will be added to the agenda. Ms. Johnson advised the Commissioners that, depending on the outcome of the Executive Session, a Special Resolution may be presented.

Adjournment

On a motion made by Commissioner Vance Bowman, seconded by Commissioner Quinones this meeting adjourned at 7:12 PM.

V3

A Special Meeting of the Board of Commissioners of the City of Camden Redevelopment Agency was held on Thursday, August 1, 2013, at Camden City Hall, 520 Market Street, Camden, New Jersey.

Vice Chair Melinda Sanchez called the meeting to order at 6:15 PM. Board Clerk Carla Rhodes called roll.

Present: MS, GP, VB, KH, and JV

Absent: BM and LQ

Attendees: Novella Hinson and, Marc Riondino, Esq., and Glynn Jones, City of Camden; Sandra Ross Johnson, Mark Asselta, Esq., and Carla Rhodes, CRA; Jeffrey Beenstock, Esq.

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

Review of Minutes

Meeting Date	M	A	N	AB	Comments
None.					

Executive Director's Report

Meeting Date	M	A	N	AB	Comments
None.					

Resolutions for Review and Action

		M	A	N	AB	Comments
08-01-13A	Resolution Designating The Cooper Health System, a Non Profit Corporation, as Redeveloper of Project Areas A and B within the Cooper Plaza and Lanning Square Redevelopment Areas	JV VB	GP VB KH JV	MS		<p>On a Motion made by Commissioner Jose Vazquez, seconded by Commissioner Vance Bowman, this Resolution was adopted. In a Roll Call Vote, this action was affirmed.</p> <p>Vice Chair Sanchez called for a discussion on this item. Executive Director Sandra Ross Johnson provided an overview of the correlation of Resolutions 08-01-13A thru D. Board Counsel Mark Asselta informed the Commissioners that they will have additional opportunities for input on the creation/negotiation of the Redevelopment Agreement.</p> <p>Ms. Sanchez expressed dissatisfaction with the selection process and encouraged Ms. Johnson to explore avenues to provide opportunities for a broader scope of developers with future projects. Chair Gloria Pena concurred.</p>

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08-01-13A (cont'd)					<p>Ms. Johnson advised that the CRA is developing the request for proposals for the balance of the properties for other developers to work in the area. This first group of properties are in support of the anchor institution EDs/MEDs strategy, which had been presented to the board.</p> <p><i>Note: Commissioner Kenwood Hagamin arrived during the discussion on this item; he was able to participate in the vote.</i></p>
08-01-13B	<p>Resolution Amending Resolution 06-27-13E Authorizing the City of Camden Redevelopment Agency to Enter into an Option Agreement (Project Area A) with The Cooper Health System, a New Jersey Non Profit Corporation, for the Sale and Redevelopment of Certain Properties within the Lanning Square Area by Adding Certain Properties to Such Option Agreement</p>	<p>VB JV</p>	<p>GP VB KH JV</p>	MS	<p>On a Motion made by Commissioner Bowman, seconded by Commissioner Vazquez, this Resolution was adopted. In a Roll Call Vote, this action was affirmed.</p>
08-01-13C	<p>Resolution Designating Cooper Lanning Square Renaissance School Facilities, Inc. as Redeveloper of Project Area C within the Lanning Square Redevelopment Area</p>	<p>JV VB</p>	<p>GP VB KH JV</p>	MS	<p>On a Motion made by Commissioner Vazquez, seconded by Commissioner Bowman, this Resolution was adopted. In a Roll Call Vote, this action was affirmed.</p>

08-01-13D	Resolution Authorizing the City of Camden Redevelopment Agency to Enter into an Option Agreement (Project Area C) with Cooper Lanning Square Renaissance School Facilities, Inc. for the Sale and Redevelopment of Certain Properties in the Lanning Square Redevelopment Area	VB JV	GP VB KH JV		MS	On a Motion made by Commissioner Bowman, seconded by Commissioner Vazquez, this Resolution was adopted. In a Roll Call Vote, this action was affirmed.
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Public Comments

No members of the public were present.

Chairperson's Remarks

Ms. Pena requested an Executive Session.

Executive Session

An Executive Session commenced at approximately 6:45 PM. On a Motion made by Mr. Vazquez, seconded by Mr. Hagamin, this Session adjourned at 7:05 PM.

Old Business

None.

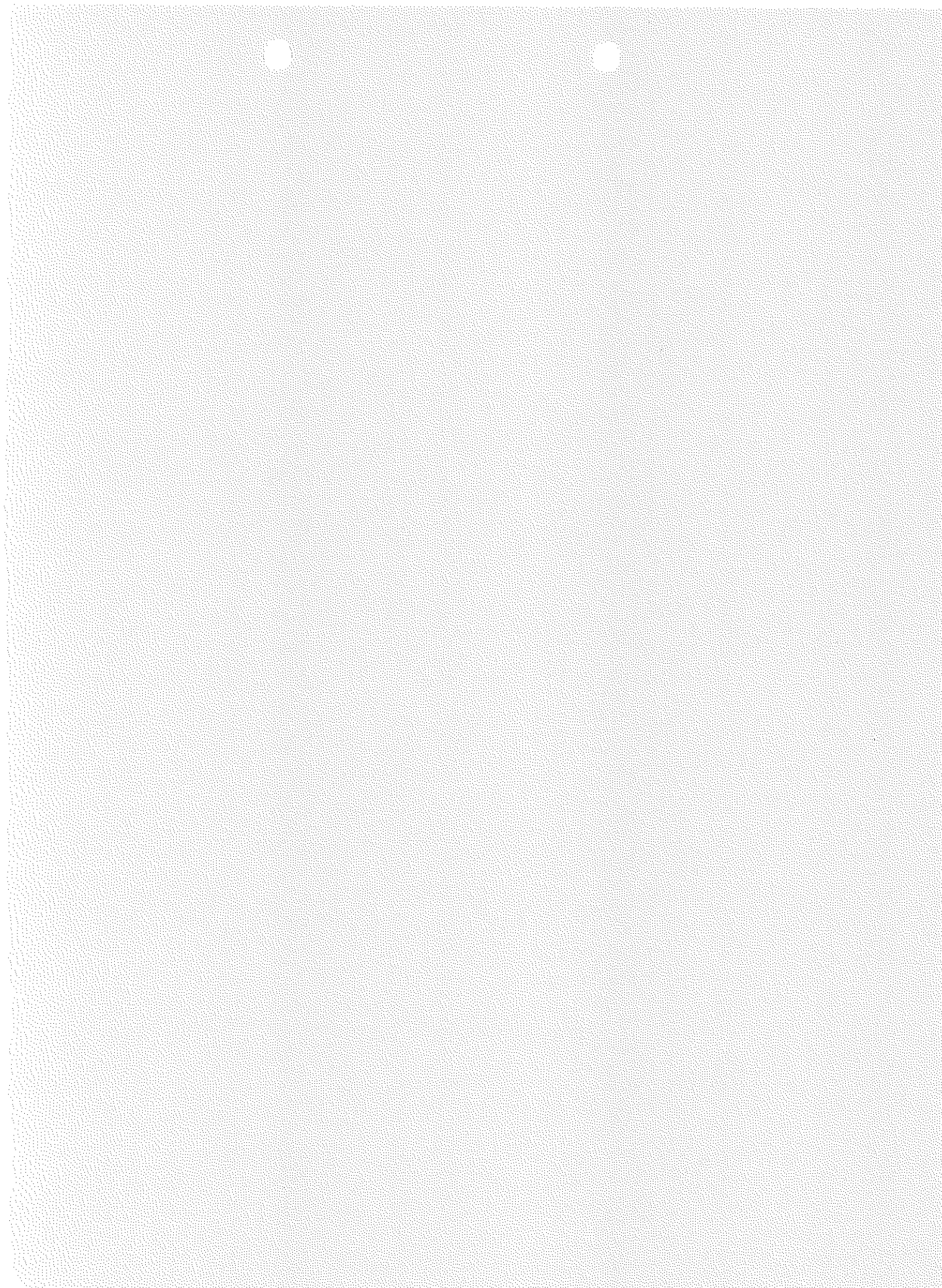
New Business

None.

Adjournment

On a Motion made by Mr. Bowman, seconded by Mr. Vazquez, this meeting adjourned at 7:06 PM. In a Voice Vote, this action was affirmed by all.

V3



Minutes of July 25, 2013
Board Caucus

The Board of Commissioners of the City of Camden Redevelopment Agency met on Thursday, July 25, 2013, at Camden City Hall, 16th Floor Conference Room, 520 Market Street, Camden, New Jersey.

Chair Gloria Pena called the meeting to order at 6:05 PM. Board Clerk Carla Rhodes called roll.

Present: GP, KH, LQ, MS, and JV

Absent: VB, BM

Attendees: Sandra Ross Johnson, Carla Rhodes, Johanna Conyer, Olivette Simpson, and Evelyn Fisher, CRA; Louis Bezich, Esq., The Cooper Health System; Morris Smith, Esq. and Kevin Sheehan, Esq., Shaneka and Stephanie Boucher, Kadeesha Concepcion, Jamar Byrd, LaShaeenda Carter, Sharon Smalls, Steven Davis and Karen Merricks of the Camden Community Charter School

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
July 10, 2013					There were no questions or comments.

Executive Director's Report

Meeting Date	M	A	N	AB	Comments
August 7, 2013					<p>In addition to the written report, Executive Director Sandra Ross Johnson advised the Commissioners of the Employment Opportunities Act of 2013 (EOA), which currently is under review in Trenton. Enactment of EOA is anticipated to occur in early-August; Camden is expected to be designated as a Growth Zone. This should positively affect Gap Financing for current and new projects.</p> <p>Ms. Johnson's report included two presentations: Morris Smith, Esq., representing the Camden Community Charter School and Louis Bezich, Esq., representing The Cooper Health System. Ms. Johnson advised that the charter school sought an extension of its redevelopment agreement.</p> <p>Presentation #1 Mr. Smith thanked the Board for affording him an opportunity to appear. He was accompanied by Kevin Sheehan, Esq., who worked on the redevelopment agreement, which resulted in some \$300,000 for the City of Camden Redevelopment Agency (CRA). Shaneka Boucher, director of community outreach, a Camden resident focusing on job opportunities and student placement/accounting, and several others working on the student accounting side of operations were also present.</p>

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GP = Commissioner Gloria Pena

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				<p>Mr. Smith advised that the project's completion has been adversely affected by the State's limiting enrollment to 150 students for year one. Because the current building will be sufficient to accommodate full enrollment, construction of the second facility is not expected to commence until next year. Therefore, a completion extension is requested from 2015-2017.</p> <p><i>(Commissioner Melinda Sanchez arrived at this time.)</i></p> <p>Mr. Smith also submitted a report relating to employment. Because of the small size of the school, few positions will need to be filled.</p> <p>TM Ward, a national construction firm, has hired one Camden resident at the site. The private security firm has retained one Camden resident, and additional opportunities will be available in the fall. Mr. Smith advised that the developer is working to build ties with North Camden community leaders, namely representatives of Save Our Waterfront (SOW), RESPOND, Inc., and the North Camden Little League.</p> <p>A Jobs Fair focusing on future opportunities is anticipated for early- to mid-August on a Saturday morning; this will allow maximal participation by local residents. The developer and its vendors will participate.</p> <p>Chair Gloria Pena requested an opportunity to visit the site when the school opens. She also asked about how the Jobs Fair will be promoted and requested details regarding donations to community groups.</p> <p>Community Outreach Director Boucher reported neighborhood groups have been informed of the Jobs Fair tentative date(s) of August 3 or August 10 via telephone, social media, flyers, and elected officials. She is also developing partnerships with Campbell's Soup, YMCA, and local churches.</p> <p>Mr. Smith noted that the developer has donated to two Little League clubs, provided information/technical assistance to SOW, and is collaborating with RESPOND on revenue generation. Aramark will manage the food service during the first year of operation.</p> <p><u>Presentation #2</u></p> <p>Mr. Bezich gave an overview of Project Area C's blocks 191-196 and their importance to the Renaissance School Project. Ms. Johnson advised that the agenda and resolutions relating to the Cooper Health System would be revised, given changes which occurred at a meeting earlier in the week with the Cooper Health System, City and CRA staff and the attorney handling the transaction. Further discussion on this matter was tabled by Chair Pena, pending review of additional information and consultation with the Board's Counsel. Vice Chair Melinda Sanchez stated she has many questions about the project.</p>
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Resolutions for Review and Action

		M	A	N	AB	Comments
08-07-13A	Resolution Approving an Amendment to the Redevelopment Agreement Between the City of Camden Redevelopment Agency and Education Capital Solutions, LLC for the Charter School Project Located in Blocks 87 and 89 in the City of Camden Relating to the Deadline for the Completion of Project Improvements					There were no comments or questions.
08-07-13B	Resolution Designating The Cooper Health System, a Non-Profit Corporation, as Redeveloper of Project Areas A and B within the Cooper Plaza and Lanning Square Redevelopment Areas					<i>Tabled.</i>

Minutes of July 25, 2013
Board Caucus

08-07-13C	Resolution Amending Resolution 06-27-13E Authorizing the City of Camden Redevelopment Agency to Enter into an Option Agreement (Project Area A) with The Cooper Health System, a New Jersey Non-Profit Corporation, for the Sale and Redevelopment of Certain Properties within the Lanning Square Area by Adding Certain Properties to Such Option Agreement					<i>Tabled.</i>
08-07-13D	Resolution Designating Cooper Lanning Square Renaissance School Facilities, Inc. as Redeveloper of Project Area C within the Lanning Square Redevelopment Area					<i>Tabled.</i>
08-07-13E	Resolution Authorizing the City of Camden Redevelopment Agency to Enter into an Option Agreement (Project Area C) with Cooper Lanning Square Renaissance School Facilities, Inc. for the Sale and Redevelopment of Certain Properties in the Lanning Square Redevelopment Area					<i>Tabled.</i>

08-07-13F	Resolution Authorizing the City of Camden Redevelopment Agency to Enter into a Shared Services Agreement with the City of Camden for Planning Consulting Services					<p>This Resolution was presented by Housing Director Olivette Simpson. It seeks to improve efficiency in advancing ERB-related work.</p> <p>Ms. Sanchez inquired as to who will manage the consultant and the timeframe for implementation. Ms. Simpson reported, Planning and Development Director Edward Williams, manages the work of the firm, but she manages the grant. The planning priorities are the former prison site in North Camden and the Whitman Park/Mt. Ephraim Transformation Plan.</p> <p>Ms. Pena asked about when the Whitman Park Project will begin.</p> <p>Ms. Johnson noted work would commence once the award is made. The application deadline is September 10, 2013.</p>
08-07-13G	Resolution Authorizing the City of Camden Redevelopment Agency to Accept a Grant from the United States Environmental Protection Agency's (USEPA) Brownfields Revolving Loan Fund Grant Program					<p>This Resolution was presented by Finance Director Johanna Conyer, who announced an award to CRA of nearly \$2 million. <i>(Correction: Matching funds are required.)</i></p> <p>Ms. Sanchez requested clarifications in the Summary's language. She also asked if the purpose of the award is to provide loans. Ms. Conyer affirmed.</p> <p>Ms. Pena asked about who would manage the loans and oversee disbursement. Ms. Conyer confirmed the funds are for use in targeted areas and affirmed she will manage the loans in consultation with the Finance Committee.</p> <p><i>(Note: Director Johnson left the meeting after the Resolutions had been reviewed.)</i></p>

Public Comments

Mr. Smith introduced additional guests who were present in support of the Camden Community Charter School.

Chairperson's Remarks

There were no comments.

Executive Session

None.

Old Business

Ms. Sanchez announced the completion of the by-laws. She also circulated a 2013 Commissioners' Attendance Roster and described the City Ordinance provisions that will be included in the CRA by-laws.

Ms. Pena asked Commissioners to plan to participate by phone if they will not be able to attend meetings.

Commissioner Kenwood Hagamin asked if the CRA board is empowered to remove Commissioners since they are appointed by the City Council. Considerable discussion ensued regarding excusable absences. Board Counsel Mark Asselta will advise accordingly.

New Business

Ms. Pena reiterated a prior directive: If Resolutions are not complete, they should not appear on the agenda.

Ms. Rhodes acknowledged prior notification. Ms. Conyer informed the Commissioners that staff members perform as directed by the Executive Director.

Commissioner Jose Vazquez concurred with Ms. Pena and noted board preparation was part of his recent discussion with Mayor Dana Redd.

Adjournment

On a motion made by Commissioner Louis Quinones, seconded by Commissioner Hagamin this meeting adjourned at 7:00 PM.

V4