

Minutes of February 6, 2013
Regular Monthly Board Meeting

The Board of Commissioners of the City of Camden Redevelopment Agency held its Regular Monthly Meeting on Wednesday, February 6, 2013, at Camden City Hall, Council Chambers, 520 Market Street, 2nd Floor, Camden, New Jersey.

Vice Chair Melinda Sanchez called the meeting to order at 6:25 PM. Board Clerk Carla Rhodes called roll. Chair Gloria Pena and Commissioner Bowman joined the meeting after the roll call.

Present: GP, M MS, BM, VB, KH, LQ, and JV

Absent:

Attendees: Marc Riordino, Esq., City Attorney; Sandra Ross Johnson, Mark Asselta, Esq., Carla Rhodes, Johanna Conyer, James Harveson, and Olivette Simpson, CRA; James Haley, Haley-Donovan and Bruce Morgan, BCM Affordable Housing; Steven Lee and Morris Smith, Esq., CSMI, LLC; Colandus "Kelly" Francis, Camden County NAACP; Frank Fulbrook, CGNA; Wilbert Mitchell, RESPOND, Inc., and Rodney Sadler, Save Our Waterfront

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
January 9, 2013 January 16, 2013	LQ JV	MS BM KH LQ JV			The Minutes were previously supplied. There were no comments or questions. On a motion made and duly seconded, the Minutes were approved.

Executive Director's Report

Meeting Date	M	A	N	AB	Comments
02-06-13					<p>A written report had previously been supplied. There were no comments or questions.</p> <p>Executive Director Sandra Ross Johnson recognized achievement of Directors Harveson, Simpson and Conyer for their successful management of the EPA and HUD ARRA grants. Johnson announced the NSP2 spenddown goal had been achieved according to CRA's records; official notice from HUD has to come. She also introduced individuals who made two presentations to the board regarding:</p> <p>MEADOWS AT PYNE POYNTE PHASE II RENTAL PROPERTIES Bruce Morgan of BCM Affordable Housing and James Haley of Haley-Donovan</p>

<p>Executive Director's Report (cont'd)</p>					<p>FOR THE PROPOSED CHARTER SCHOOL AT 7TH & LINDEN Morris Smith, Esq. and Steven Lee of CSMI, LLC</p> <p>Mr. Morgan will provide a listing of community members with whom BCM Affordable Housing has engaged to assess housing needs in the market.</p> <p>Mr. Lee will provide a list of enrichment activities offered at the Chester Community School currently operated by CSMI, LLC.</p> <p><i>Note: Chair Gloria Pena and Commissioner Vance Bowman arrived during this portion of the meeting.</i></p>
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Resolutions for Review and Action

		M	A	N	AB	Comments
02-06-13A	Resolution Authorizing the Camden Redevelopment Agency to Adopt a List of Pre-Qualified Lawyers for the Year 2013	JV LQ	GP VB BM KH LQ JV			There were no comments or questions. On a motion made and duly seconded, this Resolution was adopted.
02-06-13B	Resolution Authorizing the Camden Redevelopment Agency to Enter into a Professional Services Agreement with Brown & Connery for the Provision of General Counsel Legal Services	JV KH	GP VB BM KH LQ JV			There were no comments or questions. On a motion made and duly seconded, this Resolution was adopted.
02-06-13C	Resolution Rescinding Resolution 12-07-11A, which Authorized the Camden Redevelopment Agency to Execute a Partial Termination Agreement Pursuant to a Redevelopment Agreement with the Delaware River Port Authority and Authorizing the Camden	LQ BM	GP VB BM KH LQ JV			There were no comments or questions. On a motion made and duly seconded, this Resolution was adopted.
						<i>Note: Commissioner Sanchez was not present for votes on Resolutions A-C.</i>

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02-06-13D	<p>Redevelopment Agency to Execute a Termination Agreement Pursuant to a Redevelopment Agreement with the Delaware River Port Authority</p> <p>Resolution Authorizing the Camden Redevelopment Agency to Accept Conveyance by the City of Camden of Certain Real Property Located in the Camden North Gateway Redevelopment Area</p>	<p>JV LQ</p>	<p>GP VB BM KH LQ MS JV</p>	<p>There were no comments or questions. On a motion made and duly seconded, this Resolution was adopted.</p>
02-06-13E	<p>Resolution Authorizing the Camden Redevelopment Agency to Enter into a Redevelopment Agreement with CSMI, LLC for the Redevelopment of Blocks 87 and 89 in the Camden North Gateway Redevelopment Area</p>	<p>KH JV</p>	<p>GP VB BM KH LQ MS JV</p>	<p>The public was advised that Resolution 02-06-13E would be discussed in Executive Session. The vote was taken after the Executive Session.</p> <p>Chair Pena requested a Community Engagement Plan.</p> <p>Commissioner Kenwood Hagamin requested an initiative to hire Camden residents.</p> <p><i>Note: For additional details see Executive Session.</i></p>

Public Comments

City Attorney Marc Riordino requested a walk-on of Resolution 02-06-13E. (*See Executive Session.*)

Colandus "Kelly" Francis of the Camden County NAACP inquired about Resolution 02-06-13D. He wanted to know if these properties will be utilized for the proposed charter school. Mr. Francis also requested details on the Mt. Ephraim Corridor CHOICE Neighborhoods Program, for which CRA is part of the Leadership Team. He is concerned that two entities will be developing on the same area of Haddon Avenue.

Director Johnson will notify the Team of Mr. Francis' concerns and follow up accordingly.

Chairperson's Remarks

Ms. Pena thanked the Presenters and Board Counsel Mark Asselta for being great partners. She commended staff on efforts and the Public for ongoing interest. Ms. Pena also expressed pride in the Board's full attendance.

Executive Session

On a motion made by Commissioner Jose Vazquez, seconded by Vice Chair Sanchez and affirmed by all, an Executive Session commenced at 8:32 PM.

On a motion made by Commissioner Louis Quinones, seconded by Vice Chair Sanchez and affirmed by all, the Executive Session ended at 8:50 PM.

Committee Nominations

Vice Chair Sanchez reported the Board of Commissioners shall have two committees: Finance and By-Laws. The nominees were:

- Finance Committee Gloria Pena, Bryan Morton, and Kenwood Hagamin
- By-Laws Committee Bryan Morton, Vance Bowman, and Melinda Sanchez

On a motion made by Commissioner Quinones, seconded by Commissioner Morton and affirmed by all, the nominees were approved as recommended.

Old Business

None.

New Business

None.

Adjournment

On a motion made by Commissioner Louis Quinones, seconded by Vice Chair Sanchez and affirmed by all, this meeting adjourned at 8:53 PM.

The Board of Commissioners of the City of Camden Redevelopment Agency met on Thursday, January 31, 2013, at Camden City Hall, Suite 1300, 520 Market Street, Camden, New Jersey.

Chair Gloria Pena called the meeting to order at 6:39 PM. Board Clerk Carla Rhodes called roll.

Present: GP, BM, LQ and MS

Absent: VB, KH, and JV

Attendees: Sandra Ross Johnson, Carla Rhodes, James Harveson, and Olivette Simpson, CRA;
Mark Asselta, Esq., Brown & Connery

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
January 9, 2013					There were no comments or questions.
January 16, 2013					

Executive Director's Report

Meeting Date	M	A	N	AB	Comments
01-31-13					<p>A written report had previously been supplied. There were no comments or questions.</p> <p>Executive Director Sandra Ross Johnson also introduced Vincent Basara, City of Camden Business Growth & Development Team (BGDT) Chair/Ombudsman. He provided an overview of the Team's purpose, practices, and significant outcomes. An open invitation was extended to the Commissioners to participate in BGDT meetings. A contact list will be provided and calendar notices will be sent to the Commissioners.</p> <p><i>Note: See Executive Session.</i></p>

Resolutions for Review and Action

		M	A	N	AB	Comments
02-06-13A	Resolution Authorizing the Camden Redevelopment Agency to Adopt a List of Pre-Qualified Lawyers for the Year 2013					NO ACTION ITEMS.
02-06-13B	Resolution Authorizing the Camden Redevelopment Agency to Enter into a Professional Services Agreement with Brown & Connery for the Provision of General Counsel Legal Services					
02-06-13C	Resolution Rescinding Resolution 12-07-11A, which Authorized the Camden Redevelopment Agency to Execute a Partial Termination Agreement Pursuant to a Redevelopment Agreement with the Delaware River Port Authority and Authorizing the Camden Redevelopment Agency to Execute a Termination Agreement Pursuant to a Redevelopment Agreement with the Delaware River Port Authority					

Public Comments

No members of the public were present.

Chairperson's Remarks

Ms. Pena reminded the Commissioners of the City's new On-Line Social Media Policy. (Acknowledgements of receipt are outstanding for Commissioners Bowman, Hagamin, and Vazquez.) She also advised the Board that nominations for appointments to the Committees of the Board should be presented at the Regular Monthly Meeting on February 8th.

Two presentations will be made during the February 8th meeting as well. They will cover the Meadows at Pyne Poynt Phase II and the proposed Charter school at 7th and Linden. Ms. Sanchez will conduct research on the proposed redeveloper for the 7th and Linden site.

Executive Session

On a motion made by Commissioner Louis Quinones, seconded by Vice Chair Melinda Sanchez, an Executive Session commenced at 7:22 PM.

On a motion made by Treasurer Bryan Morton, seconded by Ms. Sanchez, the Executive Session ended at 8:19 PM.

The Board Clerk was instructed to post notices for a Special Meeting to be held on Friday, February 8 at 6:00 PM to review matters pertaining to the redevelopment of land at 7th and Linden.

Old Business

None.

New Business

None.

Adjournment

This meeting adjourned at 8:26 PM.

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