

The Board of Commissioners of the City of Camden Redevelopment Agency held its Regular Monthly and Annual Re-Organization meeting on Wednesday, January 16, 2013, at Camden City Hall, Suite 1300, 520 Market Street, Camden, New Jersey.

Vice Chair Gloria Pena called the meeting to order at 6:19 PM. Board Clerk Carla Rhodes called roll.

- Present:** GP, BM, LQ, MS, and JV
Absent: VB and KH
Attendees: Saundra Ross Johnson, Mark Asselta, Esq., Carla Rhodes, Johanna Conyer, James Harveson, and Olivette Simpson, CRA; Colandus "Kelly" Francis, NAACP and LaVerne Williams of Branch Village

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

Election of Officers

Ms. Pena opened the floor for nominations. The results follow.

Nomination & Election of Officers	M	A	N	AB	Comments
Chair Gloria Pena	LQ BM	GP BM LQ MS JV			Commissioner Pena accepted the nomination and resumed control of the meeting.
Vice Chair Melinda Sanchez	GP LQ	GP BM LQ MS JV			Commissioner Sanchez accepted the position.
Treasurer Bryan Morton	LQ JV	GP BM LQ MS JV			Commissioner Morton accepted the position. In this capacity, he will also serve as Finance Committee Chair.

Minutes of January 16, 2013
 Regular Monthly Meeting
Review of Minutes

Meeting Date	M	A	N	AB	Comments
December 6, 2012 (Caucus)	BM	GP			<p>Ms. Rhodes informed the Board the corrections requested during the Caucus were made and revised copies were presented for review.</p> <p>On a motion made by Commissioner Morton, seconded by Commissioner Sanchez, the Minutes were approved. In a Voice Vote, adoption was affirmed by all.</p> <p>There were no further comments or questions.</p>
December 6, 2012 (Special)	MS	BM			
December 12, 2012 (Regular)		LQ			
December 19, 2012 (Special)		MS JV			

Executive Director's Report

Meeting Date	M	A	N	AB	Comments
01-16-13	LQ BM	GP BM LQ MS JV			<p>Executive Director Sandra Ross Johnson informed the Commissioners Mayor Dana Redd will be featured at the Cooper's Ferry annual meeting on February 20, 2013. Details will be forwarded. In addition, Ms. Johnson presented a "bubble" map, which provides a comprehensive view of Public and Private Investment Developments in Camden of nearly \$2 billion leveraged for the years 2010-2012. An updated version of this map is in development. Per Commissioner Sanchez's request, a GIS map of all CRA-owned properties and other developments throughout the City will also be prepared.</p> <p>With the presentation of a 12-month Cashflow Forecast, Ms. Johnson deferred to Finance Director Johanna Conyer for analysis. Her remarks included a description of the Adopted Budget and Revenue Schedule in comparison to the Forecast. The 12-month Forecast is in more recent time, and will be produced on a monthly basis. Commissioner Sanchez requested early notice of unusual activity for low-revenue months forecasted.</p> <p>Discussion ensued regarding the structure of the Finance Committee. Chair Pena stated: since Commissioner Morton is the new treasurer, he will designate the Committee Members. However, there are new housekeeping measures we hope to complete together. The housekeeping measures include changing the By-Laws and assuring timely employee evaluations. Vice Chair Sanchez will schedule a By-Laws Committee meeting.</p> <p>On a motion made by Commissioner Quinones, seconded by Commissioner Morton, the Executive Director's Report was approved. In a Voice Vote, adoption was affirmed by all.</p> <p>There were no further comments or questions.</p>

VB = Commissioner Vance Bowman
 GP = Commissioner Gloria Pena

KH = Commissioner Kenwood E. Hagamin, Jr.
 LQ = Commissioner Louis Quinones
 JV = Commissioner Jose A. Vazquez

BM = Commissioner Bryan Morton
 MS = Commissioner Melinda Sanchez

Resolutions for Review and Action

		M	A	N	AB	Comments
01-16-13A	Resolution Authorizing the Camden Redevelopment Agency to Enter into an Agreement of Sale with the City of Camden and Acquire Certain Properties in the Cooper Plaza and Lanning Neighborhoods (American Recovery and Reinvestment Act of 2009)	LQ JV	GP BM LQ MS JV			<p>This Resolution was presented along with an updated map of properties by Housing Director/NSP2 Administrator Olivette Simpson; 90 properties valued at approximately \$477,000 with additional legal and title costs. The additional costs are the subject of Resolution 01-16-13B.</p> <p>Chair Pena inquired about the anticipated development timeframe. Ms. Simpson advised the anticipated development timeframe is three years and the RFP schedule will likely be presented in March.</p> <p>Vice Chair Sanchez asked: if the Resolution passes tonight, how soon will CRA secure title(s)? According to Ms. Simpson, CRA will possess title(s) within 30 days. Agreement of Sale will be effective immediately.</p> <p>Chair Pena noted: Because CRA won a Stimulus Grant, we must ensure "change" in Camden. She also wants to ensure CRA doesn't find itself without deeds or encounter other conditions that will prevent redevelopment.</p> <p>Ms. Simpson noted the outcome of the TLFC/Greater Camden Partnership development in Cooper Plaza and Lanning shows CRA has been a good steward of the funds and land. Additional program income will result enabling maintenance of the properties.</p> <p>On a motion made by Commissioner Quinones, seconded by Commissioner Jose Vazquez, this Resolution was approved. In a Roll Call Vote, adoption was affirmed by all.</p> <p>There were no further comments or questions.</p>

01-16-13B	Resolution Authorizing the Camden Redevelopment Agency to Enter into a Professional Services Agreement with Brown & Connery LLP for the Neighborhood Stabilization Program 2 (American Recovery and Reinvestment Act of 2009)	BM MS	GP BM LQ MS JV		<p>This Resolution was presented by Ms. Conyer who shared that Special Permission had been granted via DCA's Fiscal Monitor on the condition fees will not exceed the stated amount. There were no comments or questions.</p> <p>Board Counsel Mark Asselta confirmed that the cost would never be more than the resolution.</p>
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Public Comments

Regarding Resolution 1-16-13A, Ms. LaVerne Williams asked if this project was being funded with (NSP2) Stimulus Grant funds. Ms. Simpson affirmed. She requested a list of properties, minutes, and maps of all CRA-owned properties. Ms. Simpson will supply a map of CRA-owned properties in Cooper Lanning.

Colandus "Kelly" Francis of the NAACP reminded the Commissioners of his earlier comments regarding the improper use of a five-acre, waterfront plot. He added: The County owns some 100 acres of prime waterfront property; it is all tax-exempt. The State owns the port, the entertainment center, etc. They are violating Camden's Master Plan. He is not opposed to pursuing legal action.

There were no further comments or questions.

Chairperson's Remarks

Ms. Pena extended thanks for the confidence demonstrated in her nomination and election. She also acknowledged: Hard work is to come. She wants to be included in meetings with Mayor Redd to ensure we are effectively collaborating and requested assistance from CRA's Executive Director in facilitating.

Executive Session

None.

Old Business

Commissioner Morton noted a recent Courier-Post article pertaining to the DRPA Termination Agreement and raised several questions pertaining to negotiations and redevelopment plans for the area. According to Commissioner Quinones, three prior developers lost interest due to non-performance by the City (and former Mayor R. Melvin Primas). Mr. Francis supplied additional background regarding prospective supermarkets in the area.

Ms. Johnson informed the Commissioner additional details pertaining to the negotiations with DRPA and redevelopment at 7th and Linden would be presented during the Finance Committee Meeting on Thursday, January 17, 2013.

Commissioner Sanchez advised: We (CRA) can have a transformative impact at several strategic sites.

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Regular Monthly Meeting

New Business

None.

Adjournment

On a motion made by Commissioner Morton, seconded by Commissioner Sanchez, this meeting adjourned at 7:28 PM.

V2



The Board of Commissioners of the City of Camden Redevelopment Agency met on Wednesday, January 9, 2013, at Camden City Hall, Suite 1300, 520 Market Street, Camden, New Jersey.

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

Present: GP, KH, BM, and MS

Absent: VB, LQ, and JV

Attendees: Saundra Ross Johnson, Carla Rhodes, Johanna Conyer, James Harveson, and Olivette Simpson, CRA; Colandus "Kelly" Francis, NAACP

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
December 6, 2012 (Caucus) December 6, 2012 (Special) December 12, 2012 (Regular) December 19, 2012 (Special)					Commissioner Melinda Sanchez pointed out, although motions were included in the text, votes had not been recorded for the meetings of December 6, 12, and 19. Ms. Rhodes noted and will supply corrected versions for the Board's Regular Monthly Meeting on January 16, 2013. There were no further comments or questions.

Executive Director's Report

Meeting Date	M	A	N	AB	Comments
01-09-13					Executive Director Saundra Ross Johnson informed the Commissioners that one additional Resolution will be presented at the meeting of January 16, 2013; research is underway and it pertains to the expiration of a contract for legal services and residual work required for NSP2. CRA needs approval to proceed from the State's Department of Community Affairs (DCA). Ms. Johnson also updated the Commissioners on the DCA/City/CRA MOU and NSP2 spend down status. A process for operating under the MOU is in development; it was recently presented to DCA's Fiscal Monitor. 83% of NSP2 funds have been allocated, and CRA is expected to meet the February 10, 2013 deadline.

				<p>Housing Director/NSP2 Administrator Olivette Simpson supplied a comprehensive assessment of construction and hiring for NSP2. Concerns were raised regarding the inclusion of pertinent census tracts and completion rates. Ms. Simpson confirmed NSP2 activity is underway in all but one census tract (Gateway), however, a project was recently completed there in partnership with Sword of the Spirit. She will provide additional REO details.</p> <p>Finance Director Johanna Conyer presented the 1st Quarter Financial Analysis. Considerable discussion ensued, with each Commissioner raising concerns regarding CRA's financial health, which included:</p> <ul style="list-style-type: none"> ▪ Commissioner Kenwood Hagamin, Jr. inquiring about the deposit of the \$250,000 loan check from the City of Camden; ▪ Commissioner Bryan Morton urging staff to pursue/secure Reserve Funding and to increase efforts to attract businesses to complement housing developments; ▪ Commissioner Sanchez recommending expediting land sales. <p>Director Johnson offered to provide a monthly breakdown of anticipated revenue. She also noted CRA must better communicate the impact of housing development on City rates; this is likely to be among the outcomes of the upcoming Strategic Planning Sessions.</p> <p>Commissioner Sanchez advised that direction on Strategic Planning will come from the Board.</p> <p>There were no further comments or questions.</p>
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Resolutions for Review and Action

		M	A	N	AB	Comments
01-16-13A	Resolution Authorizing the Camden Redevelopment Agency to Enter into an Agreement of Sale with the City of Camden and Acquire Certain Properties in the Cooper Plaza and Lanning Neighborhoods (American Recovery and Reinvestment Act of 2009)					<p>This Resolution was presented by Housing Director/NSP2 Administrator Olivette Simpson, who noted the purchase of vacant and foreclosed property is among the allowable NSP2 activities. For this area, CRA plans to attract several market-rate developers over the next 24 months for housing that will include open space and retail amenities.</p> <p>Commissioners inquired about the existence of redevelopment plans, the use of NSP2 funds for ancillary purposes, and the condition of adjacent parcels. They were informed that redevelopment plans do exist, the funds can be allocated for this purpose, and the City can convey adjacent properties for redevelopment purposes.</p>

01-16-13A (cont'd)					Commissioner Pena advised that CRA should have short-term development prospects. Commissioner Sanchez requested GIS maps for the properties CRA plans to acquire.
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Public Comments

Colandrus "Kelly" Francis of the NAACP noted the City Council had approved a Resolution pertaining to CRA's acquisitions in the Cooper Plaza/Lanning area at its January meeting. He was curious about the locations of the properties. Director Johnson presented a map for his review.

Mr. Francis also reported that plans for the development of Phoenix Park (honoring Fr. Doyle), to be located at a Waterfront South sewer plant, were revealed at a CCMUA Board Meeting. Reportedly, some \$800,000 of Camden County's Open Space tax funds will be utilized. According to Mr. Francis, more emphasis should be placed on marketing Camden's commercial/industrial development potential.

There were no further comments or questions.

Chairperson's Remarks

None.

Executive Session

None.

Old Business

None.

New Business

None.

Adjournment

This meeting adjourned at 7:36 PM.

V2