

Minutes of June 27, 2013  
Special Meeting

A Special Meeting of the Board of Commissioners of the City of Camden Redevelopment Agency was held on Thursday, June 27, 2013, at Camden City Hall, 16<sup>th</sup> Floor Conference Room, 520 Market Street, Camden, New Jersey.

Chair Gloria Pena called the meeting to order at 6:09 PM. Board Clerk Carla Rhodes called roll.

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

**Absent:** BM

**Attendees:** Novella Hinson and, Marc Riondino, Esq., City of Camden; Sandra Ross Johnson, Colleen Bezich, Esq., Carla Rhodes, Johanna Conyer, Olivette Simpson, Delores Deal, Evelyn Fisher, and Phillip Jaworskyj, CRA; Louis Bezich, Chief of Staff to the President of Cooper Health System; Joseph Myers, Maurie Smith and Brett Whitsey representing the Parking Authority of the City of Camden and Claudia Vargas, Philadelphia Inquirer

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
May 1, 2013 April 23, 2013	LQ JV	GP VB KH LQ MS JV			The Minutes were accepted as submitted. On a Motion made by Commissioner Louis Quinones, seconded by Commissioner Jose Vazquez, this Resolution was adopted. In a Voice Vote, this action was affirmed by all.

Executive Director's Report

Meeting Date	M	A	N	AB	Comments
June 5, 2013					In addition to the written report previously submitted, Executive Director Sandra Ross Johnson informed the Commissioners of the beam signing/topping ceremonies which were held at the Kroc Center on Wednesday, June 26. Ms. Johnson also introduced Louis Bezich, Chief of Staff to the President, Cooper Health System. He shared highlights of a 2102 economic impact study and described properties which would be significant to the expansion of the Education and Medicine Corridor.  Chair Gloria Pena asked if the properties were vacant. Ms. Johnson confirmed.  Chair Pena announced a changed in the presentation of Resolutions, to maintain continuity of subject matter.

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
06-27-13E	Resolution 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 in Block 181 in the Lanning Square Redevelopment Area	LQ JV	GP VB KH LQ MS JV			On a Motion made by Commissioner Louis Quinones, seconded by Commissioner Jose Vazquez, this Resolution was adopted. In a Roll Call Vote, this action was affirmed by all.
06-27-13D	Resolution Authorizing the City of Camden Redevelopment Agency to Accept Conveyance by the City of Camden of Block 1407, Lots 1 & 4; Block 1404, Lot 28 and Block 192, Lot 24 Located in the Cooper Plaza and Lanning Square Redevelopment Areas	VB KH	GP VB KH LQ MS JV			On a Motion made by Commissioner Vance Bowman, seconded by Commissioner Kenwood Hagamin, Jr., this Resolution was adopted. In a Roll Call Vote, this action was affirmed by all.
06-27-13F	Resolution Authorizing the City of Camden Redevelopment Agency to Enter into an Option Agreement (Project Area B) with THE COOPER HEALTH SYSTEM, A NEW JERSEY NON-PROFIT CORPORATION for the Sale and Redevelopment of	VB JV	GP VB KH LQ MS JV			On a Motion made by Commissioner Bowman, seconded by Commissioner Jose Vazquez, this Resolution was adopted. In a Roll Call Vote, this action was affirmed by all.

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06-27-13F (cont'd)	Certain Properties in Block 1404 Lots 28 and 30 and Block 1407 Lots 1, 4, 50 and 51 in the Cooper Plaza Redevelopment Area				
06-27-13A	Resolution Authorizing the City of Camden Redevelopment Agency to Enter into a Professional Services Agreement with Ballard Spahr for the Provision of Legal Services Related to the Cooper Plaza/Lanning Square Cooper Health System Development	VB LQ	GP VB KH LQ MS JV		On a Motion made by Commissioner Bowman, seconded by Commissioner Quinones, this Resolution was adopted. In a Roll Call Vote, this action was affirmed by all.
06-27-13B	Resolution Authorizing the City of Camden Redevelopment Agency to Enter into a Professional Service Agreement with J. McHale & Associates, Inc. for the Provision of Appraisal Services for Parcels Related to the Cooper Plaza/Lanning Square Cooper Health System Development	JV LQ	GP VB KH LQ MS 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.
06-27-13C	Resolution Authorizing the City of Camden Redevelopment Agency to Accept Conveyance by the City of Camden of Block 1419, Lot 3 Located in the Cooper Plaza Redevelopment Area	VB JV	GP VB KH LQ MS JV		On a Motion made by Commissioner Bowman, seconded by Commissioner Vazquez, this Resolution was adopted. In a Roll Call Vote, this action was affirmed by all.

06-27-13G	<b>Resolution Authorizing the City of Camden Redevelopment Agency to Enter into a Lease with Camden Area Health Education Centers, Inc. (CAHEC) for a Portion of the Property at Broadway and Martin Luther King Boulevard (Block 175, Part of Lots 5 &amp; 12)</b>	LQ VB	GP VB KH LQ MS JV			<p>On a Motion made by Commissioner Quinones, seconded by Commissioner Bowman, this Resolution was adopted. In a Roll Call Vote, this action was affirmed by all.</p>
06-27-13H	<b>Resolution Amending Resolution 12-06-12A to Change the Name of the Purchaser of Block 284, Lots 13 &amp; 14 (701-703 Broadway) to Broadway Associates 2010, LLC</b>  <i>TABLED</i>	LQ				<p>A Motion was made by Commissioner Quinones. Several Commissioners requested additional details about the purpose of the name change. Ms. Johnson informed the Commissioners that the new purchaser and former occupant were related companies. City Attorney Marc Riordino noted, the companies have always been separate with the same principal owner. Chair Pena requested additional information prior to taking a vote.</p>

**Public Comments**

None.

**Chairperson's Remarks**

Chair Pena thanked Mr. Bezich for his patience and for returning to present before the Board. At two prior meetings, there was a lack of quorum.

**Executive Session**

None.

**Old Business**

None.

**New Business**

None.

**Adjournment**

On a Motion made by Commissioner Bowman, seconded by Commissioner Vazquez, this meeting adjourned at 6:35 PM.

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