

The Board of Commissioners of the City of Camden Redevelopment Agency met 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 6:35 PM. Board Clerk Carla Rhodes called roll.

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

**Absent:** BM

**Attendees:** 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; 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(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
None.					

**Executive Director's Report**

Meeting Date	M	A	N	AB	Comments
None.					<p>Executive Director Sandra Ross Johnson introduced Joseph Myers and Maurie Smith of Cooper's Ferry Partnership, representing the Parking Authority of the City of Camden. He provided an overview of the proposed redevelopment of the Downtown Area encompassing Block N.</p> <p>The plan incorporates five nodes (Entertainment, Education, Defense, Medical, and Corporate) which contribute to the City's economic viability. Connecting the Education and Medical components is the priority.</p> <p>City Attorney Marc Riondino informed the Commissioners that the proposed plan will afford the City the opportunity to benefit from recent bond fund legislation.</p> <p>Director Johnson noted the Camden Redevelopment Agency's vital role in land assemblage.</p> <p>Vice Chair Melinda Sanchez inquired about the anticipated timeframe. According to Mr. Myers, completion of the proposed Transportation Center is envisioned within a two-year period and construction of a Nursing School would be concurrent.</p>

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				<p>Ms. Sanchez also commented on the apparent loss of parking spaces. Commissioner Kenwood Hagamin noted the plan will complicate Hall of Justice parking.</p> <p>Chair Gloria Pena inquired about the vision for the waiting area at the new Transportation Center. Mr. Myers emphasized the approach will be pedestrian-friendly.</p> <p>A Redevelopment Agreement was circulated in draft form. It is the basis on which a Resolution for the Regular Monthly Meeting of July 10, 2013 will be crafted.</p> <p>Commissioner Louis Quinones inquired about the role of the Delaware River Port Authority. Mr. Myers noted there will be restrictions, because NJ Transit owns a portion of the land.</p> <p>Ms. Sanchez requested a copy of the presentation. Mr. Myers will forward it to Ms. Johnson for distribution.</p>
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**Resolutions for Review and Action**

		M	A	N	AB	Comments
07-10-13A	<p><b>Resolution Authorizing the City of Camden Redevelopment Agency to Enter into a First Amendment to Ground Lease Agreement to Permit Parking on Block 1449, Lots 3 and 6 (the Alpha Metals Property )</b></p>					<p>NO ACTION ITEMS.</p> <p>On background, Ms. Johnson noted the property is now demolished; it is a clean-up site, so income potential is limited. The proposed Lease will deliver \$500 monthly to CRA.</p> <p>Commissioner Quinones asked if Campbell's will top the lots prior to opening to parking. According to Ms. Johnson, the lots will be aesthetically enhanced. All changes must be approved by the state Department of Environmental Protection, as remediation is currently underway.</p> <p>Ms. Sanchez requested visual support for the Resolution and inquired about the term of the lease. Ms. Johnson informed the Commissioners a 40-year lease commenced in 2012.</p> <p>Ms. Pena asked about staffing on Campbell's activities and inquired about how much is being paid to CRA presently. Ms. Johnson will supply details.</p> <p>Commissioner Bowman asked, "who carries insurance on this property?" Ms. Johnson stated Campbell's.</p>

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**Public Comments**

None.

**Chairperson's Remarks**

Ms. Pena thanked the Commissioners for their attendance.

**Executive Session**

None.

**Old Business**

Acting Board Counsel Colleen Bezich sought clarification regarding the Commissioners' desire pertaining to Resolution 06-27-11G. Further explanation of the name and relationship of the companies is in order.

Mr. Hagamin inquired about the employment process and list of available positions at the charter school, which is under construction at 7<sup>th</sup> and Linden Streets. Ms. Johnson informed the Commissioners that there will be a Job Fair. Mr. Riondino offered to notify the attorney of the urgency of Mr. Hagamin's request.

Ms. Sanchez stated the proposed By-Laws will be circulated for input.

**New Business**

Ms. Pena reminded the Commissioners about the City of Camden Ordinance No. MC-3158; it sets forth attendance rules.

**Adjournment**

On a motion made by Mr. Bowman, seconded by Mr. Hagamin this meeting adjourned at 7:20 PM.

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