

**Minutes of March 12, 2014
Regular Monthly Meeting**

The Board of Commissioners of the City of Camden Redevelopment Agency met on Wednesday, March 12, 2014, at Camden City Hall, Council Chambers, 520 Market Street, Camden, New Jersey.

Chair Marilyn Torres called the meeting to order at 6:08 PM. Board Clerk Carla Rhodes called roll.

Present: MT, BM, LQ, and JV

Excused: VB and EG

Absent: KH

Attendees: City Attorney Marc Riondino; Sandra Ross Johnson, Mark Asselta, Esq., Carla Rhodes, Johanna Conyer, James Harveson, Olivette Simpson, Sulena Robinson-Rivera, and Nural Williams, CRA; LaVerne Williams of Branch Village, and Chris Perks of Cooper Grant Neighborhood Association

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.

Executive Director Sandra Ross Johnson announced the reasons of the absences of Commissioners Vance Bowman (required class) and Edgardo Garcia (death in family).

Note: A revised agenda with corrections was presented.

Review of Minutes

Meeting Date	M	A	N	AB	Comments
February 6, 2014	LQ	MT			There were no comments or questions.
February 12, 2014	JV	BM LQ JV			On a Motion made by Commissioner Louis Quinones, seconded by Commissioner Jose Vazquez and affirmed by all in a Voice Vote, the Minutes were approved.

Executive Director's Report

Meeting Date	M	A	N	AB	Comments
March 12, 2014	BM JV	MT BM LQ JV			A written report was previously submitted by Executive Director Sandra Ross Johnson. A Schedule of Grant Funds and an updated Cashflow Report were distributed at the meeting. Chair Torres asked for volunteers for the Finance/Audit Committee., As Treasurer, Commissioner Bryan Morton, is automatically on the Committee. Commissioner Jose Vazquez agreed to serve. There were no further comments or questions.

MT = Commissioner Marilyn Torres VB = Commissioner Vance Bowman EG = Commissioner Edgardo Garcia
KH = Commissioner Kenwood E. Hagamin, Jr. BM=Commissioner Bryan Morton
LQ = Commissioner Louis Quinones JV = Commissioner Jose Vazquez

Executive Director's Report (cont'd)					On a Motion made by Mr. Morton, seconded by Mr. Vazquez and affirmed by all in a Voice Vote, the Executive Director's Report was approved.
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Resolutions for Review and Action

		M	A	N	AB	
03-12-14A	Resolution Recognizing the 10-Year Service Anniversary of Johanna Conyer with the City of Camden Redevelopment Agency	JV LQ	MT BM LQ JV			<p>This Resolution was presented by Ms. Johnson. She described Finance Director Johanna Conyer's assistance to the City of Camden Redevelopment Agency in its pursuit of sustainability and acknowledged the significance of three successive years of audits that have resulted without findings under Ms. Conyer's management. Ms. Conyer noted she was born and raised in Camden and has a longstanding dedication to the City. She also thanked the Commissioners for their patience and support, Ms. Johnson for her leadership and optimism, fellow Directors James Harveson and Olivette Simpson for their impact on her professional growth, and her staff for their professionalism, precise accounting and commitment to CRA and the City of Camden. Ms. Torres thanked Ms. Conyer for her service and encouraged her to remain with CRA indefinitely.</p> <p>There were no further comments or questions.</p> <p>On a Motion made by Mr. Vazquez, seconded by Mr. Quinones and affirmed by all in a Roll Call Vote, this Resolution was approved.</p>
03-12-14B	Resolution Recognizing the 10-Year Service Anniversary of Donna Helmes with the City of Camden Redevelopment Agency	LQ JV	MT BM LQ JV			<p>Project Manager Donna Helmes could not be present. Housing Director Olivette Simpson, who has supervised Ms. Helmes' work for more than three years, commended her performance as an NSP2 team member; noting she has provided extensive marketing assistance to developers, branding Camden through the Live Camden initiative, and contributed significantly through administration of Sec 3 Employment. Ms. Torres thanked Ms. Helmes for her service.</p> <p>There were no further comments or questions.</p> <p>On a Motion made by Mr. Quinones, seconded by Mr. Vazquez and affirmed by all in a Roll Call Vote, this Resolution was approved.</p>

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03-12-14C	Resolution Authorizing the City of Camden Redevelopment Agency to Establish a Pre-Qualified List of Environmental and Engineering Firms to Provide Environmental Services	LQ JV	MT BM LQ JV			<p>There were no comments or questions.</p> <p>On a Motion made by Mr. Quinones, seconded by Mr. Vazquez and affirmed by all in a Roll Call Vote, this Resolution was approved.</p>
03-12-14D	Resolution Rescinding Resolution 04-03-13F which Previously Authorized an Amendment to the Remedial Work Management Agreement with The Salvation Army in Connection with the Remediation of a Portion of the Harrison Avenue Landfill which Amendment is No Longer Needed Resolution	JV LQ	MT BM LQ JV			<p>There were no comments or questions.</p> <p>On a Motion made by Mr. Quinones, seconded by Mr. Vazquez and affirmed by all in a Roll Call Vote, this Resolution was approved.</p>

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03-12-14E	<p>Designating Boos States Development, LLC as the Redeveloper of Block 85, Lot 1 and Block 86, Lot 51 of the City of Camden Tax Map Located in the Camden North Gateway Redevelopment Area and Authorizing the City of Camden Redevelopment Agency to Enter into a Cost Agreement and to Negotiate a Proposed Redevelopment Agreement with Boos States Development, LLC for the Development of a Family Dollar Store with Additional Retail Space on Such Property</p>	<p>JV LQ</p>	<p>MT BM LQ JV</p>		<p>This Resolution was presented by Mr. Harveson. Mr. Morton asked if the developers were seeking a PILOT. Ms. Johnson said they had not to date. Mr. Harveson stated the City would determine whether a PILOT would be granted. Mr. Morton also inquired about whether infrastructure repairs would be part of the negotiation. Mr. Harveson stated this matter would be addressed as part of the Site Plan and Permitting process. Board Counsel Mark Asselta added the City's Site Approval Process will be followed. Mr. Morton also noted this development area is a Gateway with expanding development activity underway through Cooper's Ferry Partnership, and he encouraged staff to direct attention to taking steps to ensure the greatest community benefit is derived. Staff was reminded of two parks in the area in which the developers should be encouraged to invest resources. Mr. Asselta noted this is Phase I in the process; Commissioners will have other opportunities to review and approve the Redevelopment Agreement.</p> <p>There were no further comments or questions.</p> <p>On a Motion made by Mr. Vazquez, seconded by Mr. Quinones and affirmed by all in a Roll Call Vote, this Resolution was approved.</p>
03-12-14F	<p>Resolution Designating Boos States Development, LLC as the Redeveloper of a Portion of Block 844, Lot 13 of the City of Camden Tax Map Located in the Cramer Hill Redevelopment Area and Authorizing a Cost Agreement and the Negotiation of a Proposed Redevelopment Agreement with the Redeveloper for the Development of a Family Dollar Store on the Property (WALK-ON)</p>	<p>BM JV</p>	<p>MT BM LQ JV</p>		<p>Mr. Quinones requested clarification on the site location and asked if it is going to be sub-divided. Mr. Harveson noted the location is the APM site. Initially, one acre will be made available. Family Dollar's investment it expected to attract others.</p> <p>There were no further comments or questions.</p> <p>On a Motion made by Mr. Morton, seconded by Mr. Vazquez and affirmed by all in a Roll Call Vote, this Resolution was approved.</p>

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Public Comments

Ms. LaVerne Williams of Branch Village expressed concern about the presentation by the prospective developers of the Family Dollar stores. She requested clarification on the profitability of the reported best-selling items (i.e., paper goods) and requested a listing of profits made at local Family Dollar stores. Ms. Conyer provided clarification: paper goods are *among* the top-sellers in the market. Ms. Williams also inquired about plans to open a Family Dollar store on Mt. Ephraim Avenue. Mr. Harveson confirmed and noted the site will not be developed by Boos. Ms. Williams complained about the limited number of jobs to be created through this project and encouraged the Commissioners to explore ways to bring well-paying factory jobs to Camden.

Ms. Williams also requested a list of the Environmental Firms noted in Resolution 03-12-14C.

Chairperson's Remarks

None.

New Business

None.

Executive Session

None.

Old Business

None.

Adjournment

On a motion made by Mr. Morton, seconded by Mr. Vazquez, this meeting adjourned at approximately 6:40 PM.

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