

**Minutes of June 11, 2014  
Regular Monthly Meeting**

The Board of Commissioners of the City of Camden Redevelopment Agency held its Regular Monthly meeting on Wednesday, June 11, 2014, at Camden City Hall, Council Chambers, 520 Market Street, Second Floor, Camden, New Jersey.

Chair Marilyn Torres called the meeting to order at approximately 6:10 PM. Board Clerk Carla Rhodes called roll.

**Present:** MT, VB, LQ (by phone), and JV

**Absent/Excused:** EG, KH, and BM

**Attendees:** Marc Riondino, City of Camden; Sandra Ross Johnson, Mark Asselta, Carla Rhodes, Johanna Conyer, James Harveson, , Sulena Robinson-Rivera, Rochelle Huston, Kwididrah Jones, CRA; Brooke Gross, Richard Landers, Dayle Rosenzweig, and Stephanie Weister, Campbell Soup Company; Colandus “Kelly” Francis, Camden County NAACP, Thomas Rapacki, 3615 Westfield Avenue, Morris Smith, Esq., and LaVerne Williams of 218 Branch Village

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
May 8, 2014 May 14 2014	JV VB	MT VB LQ JV			There were no comments or questions. On a Motion made by Commissioner Jose Vazquez, seconded by Commissioner Vance Bowman and affirmed by all in a Voice Vote, the Minutes were approved.

**Executive Director's Report**

Meeting Date	M	A	N	AB	Comments
June 11, 2014	VB JV	MT VB LQ JV			In addition to the previously submitted written report, Executive Director Sandra Ross Johnson announced recent Economic Opportunity Act of 2013 developments: the 76ers' \$82 million practice facility will be built on Camden's waterfront, and the Board's recently authorized Ironstone project this week was approved for funding by the New Jersey Economic Development Authority.

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**Executive Director's Report  
(cont'd)**

Ms. Johnson also reported on summer interns staff. Two PhD candidate interns will focus on economic cost-benefit analyses econometric modeling and GIS nodes for the Cooper Plaza RFP as well as final work for the Lanning Square RFP. Additionally, two Montclair State/Rutgers-Camden undergraduate interns, who are supporting Property Asset initiatives, were introduced: Rochelle Huston and Kwididrah Jones.

Ms. Johnson noted that the Pierre Building redevelopment is progressing; CRA will support this project with City Planning and the Economic Recovery Board.

Recent Council Actions included: approval of additional funds for Ironstone's Cooper Plaza project and conversion of CRA's \$250,000 loan from the City of Camden to a management fee.

To provide an overview relating to Resolution 06-11-14A, Ms. Johnson introduced Campbell Soup Company Vice President Richard Landers. He was accompanied by Dayle Rosenzweig and Brooke Gross.

On a Motion made by Mr. Bowman, seconded by Mr. Vazquez and affirmed by all in a Voice Vote, the Executive Director's Report was approved.

**Presentation**

Mr. Landers thanked the Commissioners for providing an opportunity to present the vision for the Campbell Soup Company's Gateway Office Park. It is part of the Downtown Institutional Plan, which consists of five (5) industrial nodes: Entertainment, Defense, Education, Medical, and Corporate. This project commenced in concert with Campbell's world headquarters renovation project.

*NOTE: Commissioner Kenwood Hagamin, Jr. briefly joined the meeting during this portion. However, he was not present for items on which action was taken.*

Mr. Landers reviewed the Project Goals; particularly noting its transit orientation. Consequently, efforts are underway to engage PATCO as well as those responsible for highway improvements and related matters. The project's density conceivably lends to new PATCO and RiverLine stops.

Mr. Landers also noted that a phased approach to development is proposed. Completion of Phase II is anticipated in six (6) to ten (10) years.

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**Presentation (cont'd)**

Mr. Landers reported that the project benefits greatly from the New Jersey Economic Opportunity Act of 2013 and, anecdotally, informed the Commissioners that the EOA announcement has spawned interest from firms seeking to explore prospective opportunities at the Office Park.

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Board Counsel Mark Asselta noted the related Resolution had been revised since the CRA Board of Commissioners' Caucus of June 5, 2014. Three properties were removed because they were not located in the Redevelopment Zone.

Additionally, Economic Development Director James Harveson introduced a Schedule of Properties (see handout) to be added to the amended Redevelopment Agreement. This document was produced in response to Commissioner Vance Bowman's prior questions.

Mr. Harveson summarized the content of Resolution 06-11-14A. It updates the timeline, seeks CRA's support in specific redevelopment tasks, and acknowledges concerns relating to possible dislocation.

Mr. Bowman requested clarification on residential properties to be acquired.

Mr. Landers explained the new schedule incorporates Campbell's-owned properties. The intent is to include; not change the designation of residential properties. He also provided background on Campbell's "fair treatment" history with respect to residential properties.

Resolutions for Review and Action

		M	A	N	AB	
06-11-14A	Resolution Designating Campbell Soup Company as Master Redeveloper of Additional Properties and Authorizing an Amendment to the Master Redevelopment Agreement with Campbell Soup Company for the Redevelopment of the Gateway Office Park Area in the Gateway Redevelopment Area	VB JV	MT VB LQ JV			On a Motion made by Mr. Bowman, seconded by Mr. Vazquez and affirmed by all in a Roll Call Vote, this Resolution was approved.  There were no further comments or questions.  <i>NOTE: In order to accommodate Guest Parties, Resolutions 06-11-14J &amp; K were presented before resuming the original agenda.</i>
06-11-14B	Resolution Authorizing a Redevelopment Agreement with Boos States Development, LLC for the Redevelopment of Block 85, Lot 1 and Block 86, Lot 51 of the City of Camden Tax Map as a Family Dollar Store with Additional Retail Space (7 <sup>th</sup> & Linden Site)					Mr. Asselta updated the Commissioners regarding action taken following their preview of this Resolution at the Caucus. CRA is awaiting comments on the Redevelopment Agreement from Boos' corporate counsel. <b><i>This Resolution was withdrawn.</i></b>
06-11-14C	Resolution Authorizing a Redevelopment Agreement with Boos States Development, LLC for the Redevelopment of a Portion of Block 844, Lot 13 of the City of Camden Tax Map as a Family Dollar Store (State & River Site)					Mr. Asselta updated the Commissioners regarding action taken following their preview of this Resolution at the Caucus. CRA is awaiting comments on the Redevelopment Agreement from Boos' corporate counsel. <b><i>This Resolution was withdrawn.</i></b>

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06-11-14D	Resolution Authorizing the Cancellation of a Loan Made by the City of Camden to the Agency in the Amount of \$250,000.00	JV VB	MT VB LQ JV		There were no comments or questions. On a Motion made by Mr. Vazquez, seconded by Mr. Bowman and affirmed by all in a Roll Call Vote, this Resolution was approved.
06-11-14E	Resolution Authorizing the Addition of Board Chairperson Marilyn Torres and Board Treasurer Bryan Morton to the List of Authorized Signatories for the Agency's Deposit Accounts Held at PNC Bank and the Removal of the Prior Board Chairperson and Prior Board Treasurer from Such List	JV VB	MT VB LQ JV		There were no comments or questions. On a Motion made by Mr. Vazquez, seconded by Mr. Bowman and affirmed by all in a Roll Call Vote, this Resolution was approved.
06-11-14F	Resolution Ratifying a Contract between the City of Camden Redevelopment Agency and W. Hargrove Demolition for Emergency Demolition Services at 529 South 8 <sup>th</sup> Street Camden, NJ	VB JV	MT VB LQ JV		There were no comments or questions. On a Motion made by Mr. Bowman, seconded by Mr. Vazquez and affirmed by all in a Roll Call Vote, this Resolution was approved.
06-11-14G	Resolution Authorizing an Affiliation Agreement with Rutgers, The State University School of Social Work/Transitions for Youth and Montclair State University Summer Housing and Internship Program (SHIP) 2014	VB JV	MT VB LQ JV		There were no comments or questions. On a Motion made by Mr. Bowman, seconded by Mr. Vazquez and affirmed by all in a Roll Call Vote, this Resolution was approved.

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06-11-14H	Resolution Designating the Center for Family Services, Inc., a Non-Profit as the Redeveloper of Block 1403, Lot 24 of the City of Camden Tax Map Located in the Cooper Plaza Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper for the Creation of Open and Recreational Space to be Used in Conjunction with Adjacent Buildings	JV VB	MT VB LQ JV			There were no comments or questions. On a Motion made by Mr. Vazquez, seconded by Mr. Bowman and affirmed by all in a Roll Call Vote, this Resolution was approved.
06-11-14I	Resolution Amending Resolution 04-09-14F Designating M&M Development, LLC, as Redeveloper of the Pierre Building Located in the Downtown Redevelopment Area by Correcting the Tax Map References within the Resolution from Block 75, Lot 7 to Block 75, Lot 3	JV VB	MT VB LQ JV			There were no comments or questions. On a Motion made by Mr. Vazquez, seconded by Mr. Bowman and affirmed by all in a Roll Call Vote, this Resolution was approved.
06-11-14J	Resolution Approving a Term Sheet for the Purchase of Property Known as Block 1212, Lot 1 and a Portion of Block 1201, Lot 1 on the City of Camden Tax Map Located in the Admiral Wilson North Redevelopment Area from the Delaware River Port Authority	VB JV	MT VB LQ JV			There were no comments or questions. On a Motion made by Mr. Bowman, seconded by Mr. Vazquez and affirmed by all in a Roll Call Vote, this Resolution was approved.

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06-11-14K	<p><b>Resolution Designating Camden Renaissance Associates, LLC as the Redeveloper of the Additional Property Known as Block 1208, Lot 4 of the City of Camden Tax Map and Authorizing a Redevelopment Agreement with Camden Renaissance Associates, LLC for the Redevelopment of the Admiral Wilson North Redevelopment Area for the Development of a Regional Shopping Center Including a Major Grocery Chain Store</b></p>	<p><b>JV VB</b></p>	<p><b>MT VB LQ JV</b></p>		<p>Mr. Asselta provided an updated Resolution and noted an Agreement is consistent with terms reviewed at Caucus was attached.</p> <p>There were no comments or questions. On a Motion made by Mr. Vazquez, seconded by Mr. Bowman and affirmed by all in a Roll Call Vote, this Resolution was approved.</p>
06-11-14L	<p><b>Resolution Authorizing an Amendment to the Administrative Policy of the City of Camden Redevelopment Agency to Include a Donated Leave Provision WALK-ON</b></p>	<p><b>VB JV</b></p>	<p><b>MT VB LQ JV</b></p>		<p>There were no comments or questions. On a Motion made by Mr. Bowman, seconded by Mr. Vazquez and affirmed by all in a Roll Call Vote, this Resolution was approved.</p>

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### Chairperson's Remarks

Ms. Torres thanked staff for the work that went into preparations for the Meeting. She also reported and expressed regret regarding longtime Commissioner Louis Quinones' Notice of Resignation from the Board. Mr. Quinones appreciated the sentiments. His resignation is effective June 30, 2014.

Ms. Torres advised the Commissioners that Ms. Johnson has been invited to provide an overview of CRA's projects to the Camden City Council members. Ms. Torres is especially interested in informing the community about how CRA operates and addressing misunderstandings about the agency's financial position.

Ms. Johnson explained CRA is a small business and has limited methods through which to derive compensation. She also noted that CRA generates significant funds for the City.

### Public Comments

Thomas Rapacki of 3615 Westfield Avenue inquired about Resolution 06-11-1414L. Finance Director Johanna Conyer explained that a New Jersey Statute allows for a policy through which employees who suffer catastrophic illnesses are eligible to receive leave from co-workers, so they can be compensated during absences. Mr. Rapacki remarked that it is a positive, humane policy.

Mr. Repacki also applauded the Campbell's presentation because it is a taxable project. He further commended Campbell's and CRA for the parking vision reflected in the redevelopment plan. Mr. Repacki also noted the distinction between PILOTs that, in his opinion, drain resources from a City strapped for cash.

Mr. Repacki also compared the vitality of nightlife in Camden to Philadelphia's and encouraged CRA to craft a long-range vision to accommodate the needs and interests of residents.

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Laverne Williams of 218 Branch Village inquired about Resolutions 06-11-14J & K. She requested distinction between tabling and withdrawing. Mr. Asselta informed Ms. Williams the action were withdrawn because no action was taken. He also noted these Resolutions are likely to be presented in final form in July 2014. The distinction between withdrawing and tabling Resolutions is semantic.

Ms. Williams also expressed concern regarding the chronic lack of participation among Commissioners. She requested a list of Commissioners who were participating in the meeting by phone.

Ms. Torres informed Ms. Williams that CRA follow protocol and personal issues preclude attendance.

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Colandus "Kelly" Francis of the Camden County NAACP inquired about Campbell's vision. He noted that early news reports showed a meadow occupying a large portion of the Redevelopment Area, but the current vision does not. Mr. Harveson explained the meadow is a temporary use. It will not be green space when redevelopment is completed at Campbell's Office Park.



**Public Comments (cont'd)**

Mr. Francis also inquired about the vision for the former Sears site. Mr. Harveson explained, the Redevelopers hope to capitalize on transportation to give the property an advantage over suburban facilities. Mr. Francis asked if the purpose of demolishing the Sears building was to remove obstruction to Campbell's world headquarters. He was informed by Mr. Harveson that was not the purpose of the Sears building demolition; it was to allow for expanded construction. Mr. Francis asserted that it should produce tax revenues.

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City Attorney Marc Riondino thanked the Commissioners and CRA staff on behalf of Mayor Redd for their ongoing assistance. He noted that the revitalization of Camden is underway, and the alignment is important. Consequently, in the short-term, some \$2 billion in new revenue is set to be captured for the City as a result of EOA-spurred development.

**New Business**

None.

**Executive Session**

None.

**Old Business**

None.

**Adjournment**

On a Motion made by Mr. Vazquez, seconded by Mr. Bowman, this meeting adjourned at approximately 7:15 PM.

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