

The Board of Commissioners of the City of Camden Redevelopment Agency held its Regular Monthly meeting on Wednesday, November 6, 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 6:02 PM. Interim Board Clerk Sulena Robinson-Rivera called roll.

Present: MT, KH (via telephone), MN, and JV
Absent: VB, EG

Attendees: Saundra Ross Johnson, Mark Asselta, Johanna Conyer, Olivette Simpson, Sulena Robinson-Rivera, CRA

Mrs. Robinson-Rivera advised the Board that, pursuant to the requirements of the Open Public Meetings Act, adequate notice(s) had been posted in the Courier-Post, the Philadelphia Inquirer, the Office of the City Clerk, and the CRA Website.

Review of Minutes

Date of Meetings-October 2, 2014, October 8, 2014 and October 29, 2014

Motion: Ayes:
Nays: Abstentions:

Comments: Chairperson Torres asked all Commissioners if they had an opportunity to review the minutes. There were no comments or questions.

Executive Director's Report

Date of Meeting-November 12, 2014

Motion: Ayes:
Nays: Abstentions:

Comments:

In addition to the previously submitted written report, Executive Director Johnson extended and expressed sincere gratitude to all staff for filling in during staff absences and vacancies. The 2014 Comprehensive Economic Development Strategy (CEDS) is almost complete. This document is an update to the 2012 edition and summarizes all development projects underway and/or planned in the City of Camden. Aligned with the CEDS priorities, the CRA is focusing on marketing and selling side lots. The side lot strategy, at this point is to first identify properties where individuals have contacted the CRA for purchase, determine if there are existing and/or future CEDS projects that include the parcels. If not, and selling them to the interested parties..

The diminishing NSP2 funding, along with the delay in project closings and lack of new projects which deliver CRA operating funds have resulted insufficient cash flow which triggered a request by the Executive Director for financial support be made from to the City to support the Operations Budget. While the CRA operates like a small business and quite frugally, an austerity plan is in effect until further notice.

The CRA experienced a recent financial setback when the computer server required replacement. A new server was purchased; the CRA awaits delivery, and reconnection and download of data by the City of Camden IT department. The cash flow presented reflects expenses and revenues as recorded prior to the loss of the server. An update will be provided to the Commissioners and the City Administration as soon as server is reinstated. The Housing provision of the EOA was extended from 2015 to 2018. This extension allows the CRA to reissue RFPs for which developers may have determined that the Economic Opportunity Act of 2013 as the earlier 2015 completion date did not give sufficient time to benefit from the apply and complete construction. Commissioner Vasquez expressed the need to pursue the outstanding balance owed to the CRA

by the Parking Authority. Chairperson Torres acknowledged that this report aligns with previous reports indicating this shortfall in cash flow was imminent and supports the Director's request for funding from the City. The CRA's cash flow is extremely important when negotiating all future deals and fees to the CRA. The developers of the Family Dollar site were granted an extension through December 2014 to complete due diligence. As a result \$12,500, the 2nd half of the development fee will be realized in December 2014. The closing date for sale of the property was not extended; it remains August 2015.

Resolutions for Review and Action

11-12-14A Resolution Authorizing a Professional Service Agreement with Mercadien, P.C. for Financial Auditing Services for FYE 2014 for a Total Cost Not to Exceed \$39,128.00

Motion: Ayes:
Nays: Abstentions:
Comments: Director of Finance shared that the CRA issued a RFP. The CRA received two responses. The firm that had the lower bid, did not have the requisite NJ certification and was disqualified. Mercadien was selected. There were no comments or questions.

11-12-14B Resolution Authorizing an Application for and Acceptance of a Grant from the Hazardous Discharge Site Remediation Fund in an Amount Not to Exceed \$269,035.00 for Remedial Action on a Portion of Block 62, Lots 17, 21, 22, and 23 of the City of Camden Tax Map (The ABC Barrel Site)

Motion: Ayes:
Nays: Abstentions:
Comments: The Executive Director shared these funds require matching funds; in this instance a US Environmental Protection Agency Grant will be used as the match. Commissioner Vasquez suggested that CRA staff track hours associated with environmental work and other projects that CRA is not receiving any compensation. There were no comments or questions.

Public Comments

None

Old Business

None

New Business

None

Chairperson's Remarks and Observations

Chairperson Torres advised that the absence of Commissioner Garcia at CRA meetings, results in a hardship in reaching quorum and is not reflective of the type of participation required. The Chair requested Counsel for the Board, Mark Asselta, to research what needed to occur to in this instance. To fill a current open Board position, the Chair advised that City Council members interviewed a new Board candidate who would be appointed by Council at the November Council Meeting. Chairperson Torres thanked all staff for a job well done.

Executive Session

None

Adjournment

On a Motion made by Commissioner Vasquez, seconded by Commissioner Hagamin, and affirmed by all in voice vote this meeting adjourned at approximately 6:50 PM.