

The Board of Commissioners of the City of Camden Redevelopment Agency met on Thursday, November 1, 2012, at Camden City Hall, Council Chambers, 520 Market Street, Suite 1300, Camden, New Jersey.

Vice Chair Gloria Pena called the meeting to order at 6:14 PM. Board Clerk Carla Rhodes called roll.

Present: GP (by phone), LQ, MS (by phone), and JV

Absent: VB, KH, and BM

Attendees: Saundra Ross Johnson, Carla Rhodes, Johanna Conyer, James Harveson, and Olivette Simpson, CRA

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
10-03-12					There were no comments or questions.
09-27-12					
09-27-12 (Special)					
10-22-12 (Special)					

Executive Director's Report

Meeting Date	M	A	N	AB	Comments
11-07-12					<p>A written report was previously distributed. In addition, Finance Director Johanna Conyer presented the Year-End Finance Report. She noted it is a year-end look at anticipated expenses. The expenses are primarily for health benefits and payroll. She also informed the Commissioners that the 2013 budget is en route to the State Department of Community Affairs for approval. Due to Hurricane Sandy, no one has been available to accept the Proposed FYE 2013 Budget there since Friday, October 26. A Special Meeting will be required to adopt the budget. Executive Director Saundra Ross Johnson noted the year-end report doesn't include the City loan of \$250,000.</p> <p>Commissioner Louis Quinones asked if the loan funds are reflected as a receivable on the year-end report. Ms. Conyer reported that the funds have not been accepted by CRA.</p> <p>Director Johnson also notified the board about the building dedication ceremony honoring former Mayor and CRA Chief Melvin R. Primas, Jr. Hard copies of the invitation were distributed.</p> <p>There were no further comments or questions.</p>

VB = Commissioner Vance Bowman KH = Commissioner Kenwood E. Hagamin, Jr. BM = Commissioner Bryan Morton
 GP = Commissioner Gloria Pena LQ = Commissioner Louis Quinones MS = Commissioner Melinda Sanchez
 JV = Commissioner Jose A. Vazquez

Resolutions for Review and Action

		M	A	N	AB	Comments
11-07-12A	Resolution Authorizing the Camden Redevelopment Agency to Sell Block 284, Lots 13 & 14 (701 & 703 Broadway) to Camden Townhouse Associates II, LP					<p>Director Johnson informed the Commissioners that the area where the properties referenced in this resolution are located was part of a Redevelopment Plan. There is no evidence of CRA having sold the properties, however, the user built a structure on there (see handout). During an inventory inspection of properties, this structure was discovered. The sales price is based on the assessed land value. She is seeking to execute on the value of the land.</p> <p>Commissioner Quinones asked: What is the area? Housing Director Olivette Simpson noted the properties are located on Broadway between Pine & Line Streets.</p> <p>Commissioner Jose Vazquez clarified: Will we make money on land they improved?</p> <p>Director Johnson confirmed and advised the Commissioners that she has been in discussions with the occupants; they are in agreement with the terms of sale. She also noted, through their consent, we are avoiding litigation that could eat profits.</p> <p>There were no further comments or questions.</p>
11-07-12B	Resolution Authorizing the Camden Redevelopment Agency to Enter into Amendment #1 to a Professional Service Agreement with Parker & Partners Marketing Resources, LLC to Develop a Marketing Campaign and Materials for the Neighborhood Stabilization Program 2 ("NSP 2") for an Amount Not to Exceed \$11,950.00					<p>Ms. Simpson reminded the Board of its authorization of the development of a marketing campaign via 09-05-12C. Subsequently, in consultation w/NSP2 developers, it was decided that additional resources would be required in order to reach marketing goals. The expanded resources primarily include: a broader media plan, additional creative, and event planning in an amount not to exceed \$11,950.00.</p> <p>Samples from the campaign were presented, reflecting the campaign theme: <i>Work Here. Play Here. Live Here.</i> The campaign timeline is October thru December 2012. It includes a 2-3 minute video.</p> <p>Commissioner Vazquez noted that it may not be a bad idea to include information in the campaign regarding anticipated amenities (like the expansion of the Light Rail).</p> <p>Director Johnson informed the Commissioners that CRA has a total of 55 units to sell by February 2013; 5 are sold and 15 are under contract.</p> <p>Commissioner Quinones commended the team with : "Well done!"</p>

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Public Comments

None.

Chairperson's Remarks

None.

Executive Session

None.

Old Business

Director Johnson informed the Commissioners that the CRA/City/State Memorandum of Understanding has been executed. She will work with the State contact to develop appropriate official administrative and communication processes.

Commissioner Sanchez requested a copy of the most recent edition of the By Laws for review.

New Business

None.

Adjournment

This meeting ended at 6:40 PM.

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