

The Board of Commissioners of the City of Camden Redevelopment Agency met on Wednesday, January 9, 2013, at Camden City Hall, Suite 1300, 520 Market Street, Camden, New Jersey.

Vice Chair Gloria Pena called the meeting to order at 6:20 PM. Board Clerk Carla Rhodes called roll.

**Present:** GP, KH, BM, and MS

**Absent:** VB, LQ, and JV

**Attendees:** Saundra Ross Johnson, Carla Rhodes, Johanna Conyer, James Harveson, and Olivette Simpson, CRA; Colandus "Kelly" Francis, NAACP

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
December 6, 2012 (Caucus) December 6, 2012 (Special) December 12, 2012 (Regular) December 19, 2012 (Special)					Commissioner Melinda Sanchez pointed out, although motions were included in the text, votes had not been recorded for the meetings of December 6, 12, and 19.  Ms. Rhodes noted and will supply corrected versions for the Board's Regular Monthly Meeting on January 16, 2013.  There were no further comments or questions.

### Executive Director's Report

Meeting Date	M	A	N	AB	Comments
01-09-13					Executive Director Saundra Ross Johnson informed the Commissioners that one additional Resolution will be presented at the meeting of January 16, 2013; research is underway and it pertains to the expiration of a contract for legal services and residual work required for NSP2. CRA needs approval to proceed from the State's Department of Community Affairs (DCA).  Ms. Johnson also updated the Commissioners on the DCA/City/CRA MOU and NSP2 spend down status. A process for operating under the MOU is in development; it was recently presented to DCA's Fiscal Monitor. 83% of NSP2 funds have been allocated, and CRA is expected to meet the February 10, 2013 deadline.

**VB** = Commissioner Vance Bowman    **KH** = Commissioner Kenwood E. Hagamin, Jr.    **BM** = Commissioner Bryan Morton  
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**JV** = Commissioner Jose A. Vazquez

				<p>Housing Director/NSP2 Administrator Olivette Simpson supplied a comprehensive assessment of construction and hiring for NSP2. Concerns were raised regarding the inclusion of pertinent census tracts and completion rates. Ms. Simpson confirmed NSP2 activity is underway in all but one census tract (Gateway), however, a project was recently completed there in partnership with Sword of the Spirit. She will provide additional REO details.</p> <p>Finance Director Johanna Conyer presented the 1<sup>st</sup> Quarter Financial Analysis. Considerable discussion ensued, with each Commissioner raising concerns regarding CRA's financial health, which included:</p> <ul style="list-style-type: none"> <li>▪ Commissioner Kenwood Hagamin, Jr. inquiring about the deposit of the \$250,000 loan check from the City of Camden;</li> <li>▪ Commissioner Bryan Morton urging staff to pursue/secure Reserve Funding and to increase efforts to attract businesses to complement housing developments;</li> <li>▪ Commissioner Sanchez recommending expediting land sales.</li> </ul> <p>Director Johnson offered to provide a monthly breakdown of anticipated revenue. She also noted CRA must better communicate the impact of housing development on City ratables; this is likely to be among the outcomes of the upcoming Strategic Planning Sessions.</p> <p>Commissioner Sanchez advised that direction on Strategic Planning will come from the Board.</p> <p>There were no further comments or questions.</p>
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**Resolutions for Review and Action**

		M	A	N	AB	Comments
01-16-13A	Resolution Authorizing the Camden Redevelopment Agency to Enter into an Agreement of Sale with the City of Camden and Acquire Certain Properties in the Cooper Plaza and Lanning Neighborhoods (American Recovery and Reinvestment Act of 2009)					<p>This Resolution was presented by Housing Director/NSP2 Administrator Olivette Simpson, who noted the purchase of vacant and foreclosed property is among the allowable NSP2 activities. For this area, CRA plans to attract several market-rate developers over the next 24 months for housing that will include open space and retail amenities.</p> <p>Commissioners inquired about the existence of redevelopment plans, the use of NSP2 funds for ancillary purposes, and the condition of adjacent parcels. They were informed that redevelopment plans do exist, the funds can be allocated for this purpose, and the City can convey adjacent properties for redevelopment purposes.</p>

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01-16-13A (cont'd)					Commissioner Pena advised that CRA should have short-term development prospects.  Commissioner Sanchez requested GIS maps for the properties CRA plans to acquire.
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**Public Comments**

Colandus “Kelly” Francis of the NAACP noted the City Council had approved a Resolution pertaining to CRA’s acquisitions in the Cooper Plaza/Lanning area at its January meeting. He was curious about the locations of the properties. Director Johnson presented a map for his review.

Mr. Francis also reported that plans for the development of Phoenix Park (honoring Fr. Doyle), to be located at a Waterfront South sewer plant, were revealed at a CCMUA Board Meeting. Reportedly, some \$800,000 of Camden County’s Open Space tax funds will be utilized. According to Mr. Francis, more emphasis should be placed on marketing Camden’s commercial/industrial development potential.

There were no further comments or questions.

**Chairperson’s Remarks**

None.

**Executive Session**

None.

**Old Business**

None.

**New Business**

None.

**Adjournment**

This meeting adjourned at 7:36 PM.

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