

The Board of Commissioners of the City of Camden Redevelopment Agency met on Thursday, February 28, 2013, at Camden City Hall, Suite 1300, 520 Market Street, Camden, New Jersey.

Chair Gloria Pena called the meeting to order at 6:38 PM. Board Clerk Carla Rhodes called roll.

Present: GP, LQ, MS, and JV

Absent: VB, BM, and KH

**Attendees: Saundra Ross Johnson, Carla Rhodes, James Harveson, and Olivette Simpson, CRA;
Mark Asselta, Esq., Brown & Connery**

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
January 31, 2013 February 6, 2013					There were no comments or questions.

Executive Director's Report

Meeting Date	M	A	N	AB	Comments
02-28-13					<p>A written report had previously been supplied. There were no comments or questions.</p> <p>Executive Director Saundra Ross Johnson also informed the Commissioners that the day marked her fourth anniversary at the Camden Redevelopment Agency (CRA). Ron Williams, a newly recruited intern with considerable experience in business administration and strategic planning, was introduced. Ms. Johnson reviewed the CHOICE grant application planning process and discussed CRA's collaborative role with the Housing Authority of the City of Camden which is the CHOICE lead application. CHOICE includes the neighborhoods of Liberty Park, Whitman Park and Centerville. Four awards will be made among 17 applicants who received \$300,000 each for planning the final grant application. Housing Director Olivette Simpson serves along with Ms. Johnson on the CHOICE Grant Application Leadership Team.</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*

<p>Executive Director's Report (cont'd)</p>				<p>Ms. Johnson also reported on the February 21st review with NJ Department of Community Affairs, Division of Local Government Services Fiscal Monitor Richard Richardella and CRA's division directors. To further his understanding of CRA's scope of work, Mr. Richardella will participate in the Senior Staff/Projects Meeting of March 20th and subsequently meet individually with division directors, starting with Jim Harveson.</p> <p>Ms. Simpson added that NSP2 spenddown completion had been certified.</p> <p>Ms. Pena asked for recreational opportunities to be made available through the CHOICE plan.</p> <p>Commissioner Melinda Sanchez requested an evaluation of the NSP2 Mentoring Program.</p>
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Resolutions for Review and Action

		M	A	N	AB	Comments
03-06-13A	<p>Resolution Authorizing the Camden Redevelopment Agency to Add Gloria Pena and Bryan Morton to the List of Authorized Signatories for the Agency's Accounts held at PNC Bank and to Remove Prior Office Holders from Such Accounts</p>					<p>Due to a professional conflict of interest, this Resolution will be revised to replace Ms. Pena with Vice Chair Melinda Sanchez. The Commissioners also will consider whether to set a threshold on the amount checks should not exceed without requiring an authorizing signature by a Board member. This matter will be discussed further with the Director of Finance and the Finance Committee.</p>
03-06-13B	<p>A Resolution Establishing that a Business Entity which Makes Political Contributions to Municipal Candidates and Municipal and County Political Parties in Excess of Certain Thresholds Shall be Limited in its Ability to Receive Public Contracts from</p>					<p>Ms. Johnson noted this Resolution is required under the terms of the CRA/City/DCA MOU; it formalizes a practice currently reflected in the agency's Procurement Policy.</p>

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	<p>The Camden Redevelopment Agency in the County of Camden</p>					
03-06-13C	<p>Resolution Authorizing the Camden Redevelopment Agency to Accept a Grant from the Hazardous Discharge Site Remediation Fund in the Amount of \$860,323 for Remedial Action at the Harrison Avenue Landfill (#P37760)</p>					<p>Mr. Harveson notified the Commissioners that the NJ Department of Environmental Protection (DEP) will supply a match for remediation work at the Salvation Army/Kroc Center Site. Letters from DEP advising of the match were shared with the Board.</p>
03-06-13D	<p>Resolution Authorizing the Camden Redevelopment Agency to Enter into a Professional Services Agreement with Langan Engineering & Environmental Services to Provide Environmental Investigation and Remediation Services in Connection with the Former Sears Tire & Battery Site</p>					<p>This Resolution was presented by Mr. Harveson. Ms. Pena inquired about the project's demolition date. Mr. Harveson explained progress has been stalled due to prolonged negotiations concerning removal of a billboard.</p>
03-06-13E	<p>Resolution Authorizing the Camden Redevelopment Agency to Enter into a Professional Service Agreement with Dresdner Robin for the Preparation of a Fill Use Plan in Connection with the Remediation of the ABC Barrel Company Site</p>					<p>Mr. Harveson explained, because bids submitted in response to a recent RFP exceeded the current budget, another RFP must be issued. CRA may need to transport historic fill with an environmental engineer required for further testing the soil grades.</p>

03-06-13F	Resolution Authorizing the Transfer of Certain Real Property (Block 182, Lot 84) to the City of Camden for Nominal Consideration					<p>Ms. Simpson explained, CRA intends to transfer property previously owned by the City back to the City so Project Hope can upgrade and expand facilities at Bergen Lanning Health Center.</p>
03-06-13G	Resolution Amending Resolution 02-06- 13D and Thereby Authorizing the Camden Redevelopment Agency to Accept Conveyance by the City of Camden of Certain Additional Real Property Located in the Camden North Gateway Redevelopment Area					<p>THIS RESOLUTION WILL BE PRESENTED AS A WALK-ON AT THE REGULAR MONTHLY MEETING.</p>

Public Comments

No members of the public were present.

Chairperson's Remarks

Ms. Pena congratulated the staff for its success with NSP2. She also encouraged staff to be diligent in pursuing the CHOICE grant. On March 5, at the request of City Council President Frank Moran, she will participate along with Chairs of other City Boards in a meeting in the Office of the Mayor concerning protocol.

Executive Session

Postponed until the Regular Monthly Meeting when all Board of Commissioners are expected to be in attendance.

Old Business

None.

New Business

None.

Adjournment

On a nomination made by Commissioner Jose Vazquez, seconded by Ms. Sanchez, this meeting adjourned at approximately 8:00 PM.

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