

**Minutes of September 26, 2013  
Board Caucus**

The Board of Commissioners of the City of Camden Redevelopment Agency met on Thursday, September 26, 2013, at Camden City Hall, Suite 1300, 520 Market Street, Camden, New Jersey.

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

**Present: GP, VB, LQ (via phone), and MS**

**Absent: BM, KH, and JV**

**Attendees: Saundra Ross Johnson, Carla Rhodes, Johanna Conyer, James Harveson, and Olivette Simpson, CRA; Glynn Jones and Marc Riondino, Esq., City of Camden; Morris Smith, Esq., Jeremy Fogel of the Goldenberg Group and Jason Ravitz of ShopRite for Camden Renaissance Associates, LLC; Colandus "Kelly" Francis, Camden County NAACP, and LaVerne Williams, 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
August 29, 2013 September 4, 2013					There were no comments or questions.

**Executive Director's Report**

Meeting Date	M	A	N	AB	Comments
October 2, 2013					<p>A written report had previously been supplied. Executive Director Saundra Ross Johnson advised that comments will be delayed on these materials. She introduced representatives of Camden Renaissance Associates, LLC, who gave a presentation of the proposed redevelopment of certain parcels of land on Admiral Wilson Boulevard. In addition to a state-of-the art, energy efficient ShopRite grocery market as the anchor tenant, the proposed development anticipates providing easy access through collaboration with New Jersey Transit and over 250 jobs, with 40 to 50% for residents of Camden. Phase II is expected to include expansion to McGuire Gardens and the nearby skating center.</p> <p>Several Commissioners commended the presenters for their attention to employment priorities and public transportation issues.</p> <p>Environmental issues (including the prospects for storm-related flooding) are under investigation. A stormwater beautification project is also under consideration. Compensation to the Camden Redevelopment Agency will be determined on the basis of the property value and fees resulting from the scale of the project; generally 10% of the value of the land.</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><b>Executive Director's Report</b> <b>(cont'd)</b></p>					<p>Ms. Johnson also introduced the City's Comprehensive Economic Development Strategy by providing a hard-copy of a PowerPoint presentation that will be reviewed in a subsequent meeting. The Strategy covers a four-year period.</p>
---	--	--	--	--	--

**Resolutions for Review and Action**

		M	A	N	AB	Comments
<p>10-02-13A</p>	<p><b>Resolution Designating Camden Renaissance Associates, LLC as the Redeveloper of the Admiral Wilson North Redevelopment Area and Authorizing the City of Camden Redevelopment Agency to Enter into a Cost Agreement and to Negotiate a Proposed Redevelopment Agreement with Camden Renaissance Associates, LLC for the Development of a Regional Shopping Center Including a Major Grocery Chain Store On Property Located in the Redevelopment Area</b></p>					<p>"Shoprite" is to be noted on the title of the Resolutions.</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

10-02-13B	<p><b>Resolution Authorizing the Camden Redevelopment Agency to Accept the Conveyance of Various Properties from the City of Camden in the Admiral Wilson Boulevard North Redevelopment Area for the Development of a Regional Shopping Center Including a Major Grocery Chain Store in the Redevelopment Area</b></p>					<p>There were no comments or questions.</p>
10-02-13C	<p><b>2014 Authority Budget Resolution Camden Redevelopment Agency FISCAL YEAR: FROM January 1, 2014 TO December 31, 2014</b></p>					<p>This Resolution was presented by Finance Director Johanna Conyer, who noted a clerical error relating to the pension numbers and circulated revised copies of the proposed Budget.</p> <p>There were no comments or questions.</p>

**Public Comments**

*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*

**Minutes of September 26, 2013**

**Board Caucus**

Ms. LaVerne Williams of Branch Village was the only member of the Public present at the time. She expressed gratitude for the considerations afforded to transportation, delivery services, and employment opportunities by the Camden Renaissance Associates, LLC. She expressed concern regarding flooding potential in the area.

There were no further comments or questions.

**Chairperson's Remarks**

Ms. Gloria Pena expressed satisfaction with the Shoprite presentation; she prefers this option to the Save-a-lot previously proposed for the Board's consideration.

**Executive Session**

None.

**Old Business**

Ms. Melinda Sanchez noted the amendments to the proposed By-Laws are yet to be finalized. City Attorney Marc Riondino will review By-Laws for consistency with City of Camden codes and will respond to review to Board's Counsel. Ms. Sanchez advised that the By-Laws should be ready for review and a vote at the November meeting.

**New Business**

Ms. Sanchez will participate in the October meeting by phone.

**Adjournment**

The meeting adjourned at 7:10 PM.

V3  
093013

**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