

The Board of Commissioners of the City of Camden Redevelopment Agency met on Thursday, December 5, 2013, at Camden City Hall, Suite 1300, 520 Market Street, Camden, New Jersey.

Chair Gloria Pena called the meeting to order at 6:31 PM. Board Clerk Carla Rhodes called roll.

Present: GP, VB, KH (by phone), BM (by phone), LQ, and MS

Attendees: Saundra Ross Johnson, Mark Asselta, 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
November 7, 2013 November 13, 2013					The Minutes were inadvertently omitted from the packages mailed for review prior to the meeting. Following the Caucus, they were provided electronically.

Executive Director's Report

Meeting Date	M	A	N	AB	Comments
December 11, 2013					In addition to the written report previously been supplied, Executive Director Saundra Ross Johnson distributed a Walk-On Resolution marking Housing Director Olivette Simmons Simpson's 10-year service anniversary. The December Comprehensive Economic Development Strategy (CEDS) <i>Working Document</i> was also presented.

Resolutions for Review and Action

		M	A	N	AB	Comments
12-11-13A	Resolution Authorizing the City of Camden Redevelopment Agency to Accept the Board of Commissioners' Meeting Schedule for 2014					Chair Pena noted a change in the 2014 schedule, whereby two meetings will be held in each month, rather than on the last and first weeks as in prior years. There were no further comments or questions.
12-11-13B	Resolution Authorizing the City of Camden Redevelopment Agency to Adopt the Camden Redevelopment Agency's Budget for the Fiscal Year Ending 2014					Finance Director Johanna Conyer noted the budget presented for review is identical to the one previously submitted for adoption by the State Department of Community Affairs. <i>(Commissioner Hagamin joined by phone during this portion of the meeting.)</i>
12-11-13C	Resolution Adopting Revised Bylaws for the City of Camden Redevelopment Agency (TABLED)					This Resolution was tabled to afford sufficient time to ensure continuity with City operations (including language for the MOU with DCA and MERRA).
12-11-13D	Resolution Adopting a Revised Grievance Procedure to be Included as Revised Section XXI of the Administrative Policies and Procedures of the City of Camden Redevelopment Agency					Board Counsel Mark Asselta explained this Resolution seeks to expand the Administrative Policy to incorporate Board participation in resolving personnel grievances.

12-11-13E	<p>Resolution Authorizing the City of Camden Redevelopment Agency to Enter into a Professional Services Agreement with Brownfield Redevelopment Solutions, Inc. for the Provision of Environmental Management Services on an Hourly Rate Basis</p>					<p>The Commissioners were informed by Economic Development Director James Harveson that this Resolution pertains to an annual contract which is administered by CRA. Two proposals were received in response to a Request for Bids. BRS was the most responsive bidder. Ms. Pena asked if CRA plans to award the contract to a previously used vendor. Mr. Harveson confirmed. Mr. Asselta noted payments are primarily made through grant funding. Commissioner Vance Bowman commended Mr. Harveson for his efforts to ensure broad solicitation of bidders.</p>
12-11-13F	<p>Resolution Recognizing the 10-Year Service Anniversary of Olivette Simmons Simpson with the City of Camden Redevelopment Agency WALK-ON</p>					<p>Housing Director Olivette Simpson expressed extreme appreciation for the recognition. The Board approved the Resolution and it will be presented at the Regular Board meeting on December 11, 2013.</p>

Public Comments

No members of the Public were present.

Chairperson's Remarks

Ms. Pena called for an Executive Session. This was preceded by a discussion pertaining to New Business.

New Business

Ms. Johnson provided an overview of Mayor Dana L. Redd's Symposium on the Economic Opportunity Act, which occurred earlier in the day. She noted that CRA is committed to connecting people who are interested in redevelopment. This will also be the focus of a self-facilitated strategic planning session on December 6, 2013.

Mr. Bowman requested improved tracking of job opportunities and training in 2014. He will provide additional details regarding new programs.

Commissioner Melinda Sanchez asked if the City has explored whether there are candidates ready for the jobs to come. City Attorney Marc Riondino advised that a Workforce Development team is addressing this issue, an Affirmative Action Compliance Officer has been hired, and an employment telephone has been provided.

Ms. Sanchez also inquired about whether anything is being done to provide greater access to unions. Mr. Riondino reported on legislation authored by Councilman Jenkins and voted on by Council several months ago.

Ms. Pena inquired about the process of qualifying for funding through EOA. Mr. Riondino announced the City will have a One-Stop Shopping operation in place via the Business Growth and Development Team (BGDT) working in collaboration with the State Economic Development Authority. The City's AA Officer will track jobs.

Mr. Bowman voiced concerns regarding the retention of workers. Mr. Riondino noted there are incentives in the legislation that support this. Ms. Simpson added EDA's Economic Recovery Board instituted a monitoring process in Centerville; she anticipates a comparable system will be implemented in connection with EOA. Commissioner Kenwood Hagamin added, the jobs should be captured from construction through to the final operating business(es).

Mr. Bowman requested a jobs report for every development underway at CRA.

Ms. Johnson added that, currently, the language is in the CRA Redevelopment Agreement; however, unless CRA is granting or lending funds, CRA is without leverage to assure reporting until the Certificate of Completion is requested. This request is at the end of the project. CRA must work with the City to assure that this happens.

Mr. Hagamin inquired about why jobs creation/retention hasn't been enforced. Ms. Pena instructed Mr. Asselta to ensure it is part of future non-grant related agreements.

Discussion ensued regarding a property at State and River Streets where the purported owner was to provide 1,000 or more jobs. It was revealed that the property is privately owned and taxes are paid, but the site requires extensive remediation. There are no applications for zoning or permits for work pending.

Executive Session

On a Motion made by Commissioner Louis Quinones, seconded by Ms. Sanchez, and affirmed by all in a Voice Vote, an Executive Session commenced.

Old Business

None.

Adjournment

This meeting adjourned at approximately 8:30 PM.

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