

Minutes of October 2, 2013  
Regular Monthly Meeting

The Board of Commissioners of the City of Camden Redevelopment Agency met on Wednesday, October 2, 2013, at Camden City Hall, Council Chambers, 520 Market Street, 2<sup>nd</sup> Floor, Camden, New Jersey.

Chair Gloria Pena called the meeting to order at 6:15 PM. Board Clerk Carla Rhodes called roll.

- Present:** GP, VB, KH (via phone), LQ, and MS (via phone)  
**Absent:** BM and JV  
**Attendees:** Saundra Ross Johnson, Mark Asselta, Esq., Carla Rhodes, Johanna Conyer, James Harveson, and Olivette Simpson, CRA; Glynn Jones and Marc Riondino, Esq., City of Camden; Jason Sunkett, Esq. for Morris Smith, Esq.--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					There were no comments or questions.
September 4, 2013					

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 Johnson presented the City of Camden <u>Comprehensive Economic Development Strategy (CEDS) 2012</u>. She reviewed projects on which the CRA completed in 2012, highlighting that the total development costs was approximately \$254,000,000.</p> <p>Ms. Johnson also announced monthly CEDS updates will be supplied to the Board. In response to an inquiry by Commissioner Melinda Sanchez, Ms. Johnson noted the reports will be generated by CRA staff.</p> <p>Commissioner Louis Quinones inquired about the method of securing Public input for the <u>CEDS</u>. Using the recent Shoprite proposal as an example, Ms. Johnson informed the Board of Mayor Redd's requirement for prospective Developers to connect with representatives from the Congress of Residents prior to submitting of proposals to the Business Growth and Development Team (BGDT). Chair Gloria Pena expressed appreciation for this practice and directed Ms. Johnson to be certain to notify the Commissioners of future meetings, so they can plan to participate.</p>

**Executive Director's Report**  
**(cont'd)**

					<p>Commissioner Vance Bowman advised that staff should be responsible for notifying members of the Community of anticipated activities.</p> <p>Ms. Johnson also updated the Commissioners on the status of the CHOICE Neighborhoods Application, noting it is advancing with a tour on October 3, 2013.</p> <p>Additional reported developments included: the closing on 701-703 Broadway and the recent NSP2 Open Houses, which produced a sales contract (NSP2 Sales Sheets will be emailed; basis TBD). The contracts with Cooper Hospital for redevelopment in the Lanning Square/Cooper Plaza area also have been executed.</p> <p>There were no further comments or questions.</p>
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**Resolutions for Review and Action**

	M	A	N	AB	Comments
10-02-13A	<b>LQ</b> <b>MS</b>	<b>GP</b> <b>VB</b> <b>KH</b> <b>LQ</b> <b>MS</b>			<p>There were no comments or questions.</p>

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10-02-13B	<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>	<b>VB          LQ</b>	<b>GP          VB          KH          LQ          MS</b>		There were no comments or questions.
10-02-13C	<b>2014 Authority          Budget Resolution          Camden          Redevelopment          Agency          FISCAL YEAR: FROM          January 1, 2014 TO          December 31, 2014</b>	<b>LQ          VB</b>	<b>GP          VB          KH          LQ          MS</b>		There were no comments or questions.  <i>Note: An Executive Session preceded this vote.</i>

**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

**Public Comments**

Jason Sunkett, Esq., representing Camden Renaissance Associates, LLC (Shoprite), extended thanks to the Board of Commissioners for hearing and approving the proposed redevelopment plan. Ms. Pena reminded him of the Board's encouragement for the development of employment for Camden City residents.

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Ms. LaVerne Williams of Branch Village expressed appreciation for Camden Renaissance Associates' presentation, particularly its focus on employment, and noted a neighbor is currently interviewing for employment with Shoprite (the prospective anchor tenant for the Admiral Wilson Boulevard development site). She also inquired about whether or not an environmental study had been conducted. Mr. Harveson responded that the most recent environmental study was completed five (5) years ago. The developer will complete environmental work during construction.

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Jonathan Latko of Cooper Grant Neighborhood Association and Delaware River Port Authority (DRPA) Citizen's Advisory Committee inquired about the timeline for when DRPA plans to make land available for the Shoprite construction. He also shared concerns regarding neighborhood stabilization for the Cooper Grant market-rate homes as six years has lapsed since the initial purchases and requested a monthly communication from CRA on CRA projects in Cooper Grant.

In response to the DRPA issue, Ms. Johnson advised that DRPA staff informed her that they are in discussion regarding matters dealing with Shoprite acquisition.

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Colandus "Kelly" Francis of the Camden County NAACP posed a follow-up question to the CEDS presentation. Specifically, he wanted to know if the Gateway Transit Village Office Park is one of the projects included. Mr. Harveson advised that it was. Mr. Francis also sought verification that the Oasis Project refers to ten homes recently built on Kaighn Avenue. Ms. Johnson affirmed.

He also asked if the Port Expansion Project covers the area formerly known as the Terraces. Ms. Johnson confirmed.

There were no further comments or questions.

**Chairperson's Remarks**

Ms. Pena thanked the Commissioners for their participation.

**Executive Session**

On a motion made by Mr. Bowman, seconded by Commissioner Louis Quinones, an Executive Session commenced at 7:10 PM. Motion to adjourn the Executive Session was made by Mr. Bowman and seconded by Mr. Quinones.

**Old Business**

None.

**New Business**

Ms. Johnson informed the group of the impending launch of CRA's new website. Noted its special features, and thanked the CRA staff for contributions.

**Adjournment**

On a motion made by Mr. Bowman, seconded by Ms. Pena, the meeting adjourned at 8:15 PM.

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					There were no comments or questions.
September 4, 2013					

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>

**Executive Director's Report**  
**(cont'd)**

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.

**Resolutions for Review and Action**

	M	A	N	AB	Comments
10-02-13A					<p>"Shoprite" is to be noted on the title of the Resolutions.</p> <p>There were no further comments or questions.</p>

<p>10-02-13B</p>	<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>
<p>10-02-13C</p>	<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

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.

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