

The Board of Commissioners of the City of Camden Redevelopment Agency met on Thursday, January 9, 2014, at Camden City Hall, Suite 1300, 520 Market Street, Camden, New Jersey.

Chair Gloria Pena called the meeting to order at 6:10 PM. Board Clerk Carla Rhodes called roll.

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

Attendees: Mayor Dana Redd, Council President Frank Moran, City of Camden Chief of Staff Novella Hinson, Business Administrator Christine Tucker-Jones, Finance Director Glynn Jones, City Attorney Marc Riondino and Attorney for City Council Jason Asuncion; DCA Fiscal Monitor Richard Richardella, and Sandra Ross Johnson, Mark Asselta, Carla Rhodes, Johanna Conyer, Olivette Simpson, Donna Helmes, and Sulena Robinson-Rivera, 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
December 5, 2013					There were no comments or questions.
December 9, 2013					
December 11, 2013					
December 18, 2013					

Executive Director's Report

Meeting Date	M	A	N	AB	Comments
January 15, 2014					<p>In addition to the written report previously been supplied, Executive Director Sandra Ross Johnson distributed updated the Cashflow Report and Comprehensive Economic Development Strategy (CEDS) <i>Working Document</i>.</p> <p>Ms. Johnson was joined by Project Manager Donna Helmes for the presentation of a Jobs Policy Overview. They advised of federal, state and local laws and funding regulations requiring employment of Camden residents as well as practices exercised to ensure compliance. Details pertaining to use of local resources for supplies were also covered.</p> <p>Commissioner Bryan Morton requested clarity on the conditions that activate compliance requirements for housing development projects. Housing Director Olivette Simpson noted: for projects below \$5 million, hiring goals are established through Redevelopment Agreements which are in alignment with the City's Chapter 12 requirements.</p>

Executive Director's Report
(cont'd)

Per Commissioner Vance Bowman's request, she also expounded on issues addressed during Pre-Construction Meetings with Developers for the purpose of increasing local hiring.

Mr. Morton also asked about how partner agencies (like the Housing Authority) handle monitoring below the \$5 million threshold. Ms. Johnson pointed out all HACC funds are federal, so the requirements are reflected in Section 3 HUD regulations. Ms. Simpson reported the intent is to partner with the City, NJEDA, and others going forward to ensure broader employment.

Mr. Morton suggested CRA provide additional information regarding the differentiation between new and existing employees in its reports.

Chair Gloria Pena inquired as to who will monitor activity, Ms. Johnson stated Ms. Helmes will perform this task on CRA's behalf. Toward the goal of transparency, details could be reported on the website.

Ms. Johnson also advised that presentations on the Lanning Square Redevelopment RFP and CRA's new website are forthcoming. She also encouraged the Commissioners and guests to view the new website.

Mayor Redd greeted the Commissioners and shared her vision for the future. Economic Development will be the Administration's focus during this phase of the City's transition.

Mayor Redd also commended Mmes. Simpson and Robinson-Rivera on their 10-year anniversaries. She also related her appreciation for CRA's focus on employment opportunities and commended Ms. Johnson for her leadership. Mayor Redd also noted Ms. Johnson's enthusiasm in supporting the City's priorities. Mayor Redd requested the Board's support in fast-tracking certain projects; particularly those relating to the Economic Opportunity Act of 2013.

Council President Moran spoke to the importance of the Board and working in alignment with others to move the City forward. He also thanked the Commissioners for their service and commended Ms. Johnson for her leadership.

Prior to introducing DCA Fiscal Monitor Richard Richardella, Mayor Redd noted the approaching expiration of the Executive Director's contract and endorsed its renewal, adding that Senator Norcross is also in support of its renewal. Mayor Redd announced an amended procedure to follow for the 10-day review following former Counsel Ralph Kramer's retirement. Going forward, the signed Resolutions will be forwarded along with the Minutes to the Business Administrator and City Attorney.

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

Mr. Richardella, who has been working with Mayor Redd and Administration Officials for the last four years, provided an overview of his role. With regard to CRA priorities, he:

Inquired about the status of the Civil Service application;

Pointed out economic development is the key to reducing transitional aid.

Encouraged Resident participation on the Board.

Mayor Redd added: Camden's reliance on State funding has dropped from \$75 million to roughly \$15 million, and the City is poised to pursue a bond upgrade through Moody's. This will permit targeted investments.

Mr. Richardella also requested receipt of all 2013 Executive Session Minutes and Professional Services Contracts.

Resolutions for Review and Action

		M	A	N	AB	Comments
01-09-14A	Resolution Recognizing the 10-Year Service Anniversary of Sulena Robinson-Rivera with the City of Camden Redevelopment Agency					Ms. Simpson acknowledged Ms. Robinson-Rivera as a critical member of the staff, who has been integral to CRA's development of more than 2,000 housing units. More extensive comments will be provided at the Regular Monthly Meeting on January 15, 2014.
01-09-14B	Resolution Authorizing the City of Camden Redevelopment Agency to Enter into a Professional Services Agreement with J. McHale & Associates, Inc. for Appraisal Services in the Admiral Wilson North Redevelopment Area for a Cost Not to Exceed \$8,000					Commissioner Kenwood Hagamin, Jr. joined the meeting. He asked if this Resolution pertained to the pending ShopRite. In Economic Development Director James Harveson's absence, Finance Director Johanna Conyer affirmed. She also noted that CRA will be reimbursed for the cost via the Developer.
01-09-14C	Resolution Adopting					

Revised Bylaws for the City of Camden Redevelopment Agency						
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Mr. Bowman asked if CRA and the City were in agreement on the content.

Board Counsel Mark Asselta reviewed the process concerning the development of the By-Laws. One additional revision will be made in as per the city's request and final copies will be sent to the board for distribution.

Public Comments

No members of the Public were present.

Chairperson's Remarks

None.

New Business

None.

Executive Session

None.

Old Business

None.

Adjournment

This meeting adjourned at approximately 8:30 PM.

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