

**Minutes of July 16, 2014
Regular Monthly Meeting**

The Board of Commissioners of the City of Camden Redevelopment Agency met on Wednesday, July 16, 2014, at Camden City Hall, Council Chambers, 2nd Floor, 520 Market Street, Camden, New Jersey.

Chair Marilyn Torres called the meeting to order at approximately 6:05 PM. Roll was called.

Present: MT, VB, KH (by phone), and JV

Absent/Excused: EG

Attendees: City Attorney Marc Riondino, Sandra Ross Johnson, Mark Asselta, Carla Rhodes, Johanna Conyer, Olivette Simpson, Sulena Robinson-Rivera, Rochele Huston, CRA; Colandus "Kelly" Francis, Camden County NAACP, and Damien DeLuca and Tim White, Boos State Development

Secretary to the Board Sandra Ross Johnson - Executive Director of CRA, advised the Board that, pursuant to the requirements of the Open Public Meetings Act, adequate notice had been posted in the Courier Post, the Philadelphia Inquirer as well as in the Office of the City Clerk.

Review of Minutes

Meeting Date	M	A	N	AB	Comments
June 5, 2014	JV	MT			There were no comments or questions.
June 11, 2014	VB	VB KH JV			

Executive Director's Report

Meeting Date	M	A	N	AB	Comments
July 10, 2014	VB JV	MT VB KH JV			Ms. Johnson referenced previously submitted information. Rutgers-Camden Intern Rochele Huston was introduced to the Board. Board Clerk Carla Rhodes' birthday was acknowledged. Representatives from Boos Development, Tim White and Damien DeLuca, were introduced to speak on behalf of the two resolutions for the new Family Dollar store locations at 7 th and Linden and River and State. Mr. White thanked the CRA and the Board for working with them and asked that approvals be given to both resolutions.

Presentations

None.

Resolutions for Review and Action

		M	A	N	AB	
07-16-14A	Resolution Recognizing the Exemplary Service of Commissioner Louis F. Quinones with the City of Camden Redevelopment Agency Board of Commissioners	VB JV	MT VB KH JV			<p>This resolution was presented by Chair Marilyn Torres and Ms. Johnson. Commissioner Louis Quinones received a standing ovation.</p> <p>Mr. Quinones, whose experience with CRA precedes his service as a commissioner, expressed gratitude for the progress observed over the years and he feels good about CRA's success in maintaining and sustaining. He commended staff and noted attitudes toward Camden outside the City are changing because trust is being established through the work.</p> <p>Ms. Johnson commended Mr. Quinones for his knowledge of land and the honest recollection of development activity he generously shared. Staff also expressed gratitude for Mr. Quinones' service and impact on their professional development.</p> <p>Mr. Quinones recognized Housing Director Olivette Simpson as a great tool in the CRA's tool box.</p> <p>Camden County NAACP President Colandus "Kelly" Francis stated the public has benefited from Mr. Quinones service, expressed his gratitude, and wished him well.</p> <p>City Attorney Marc Riondino extended congratulations on behalf of Mayor Dana L. Redd's administration. Mr. Riondino, who has known Mr. Quinones throughout his tenure in Camden, stated he is the definition of a "gentleman."</p> <p>Commissioner Jose Vazquez stated: "You're my hero, and you're why I'm here."</p> <p>Commissioner Bowman celebrated Mr. Quinones' principles and remarked about learning about respect and understanding how to be a better listener from him.</p> <p>Board Counsel Mark Asselta described Mr. Quinones as the epitome of professionalism, calmness, and reliability as well as a great stabilizing influence.</p>

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MT = Commissioner Marilyn Torres **JV** = Commissioner Jose Vazquez

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Regular Monthly Meeting

07-16-14A (cont'd)						<p>Commissioner Kenwood Hagamin, Jr. noted Mr. Quinones' professionalism and silent, stoic instruction.</p> <p>Ms. Torres concluded by thanking Mr. Quinones for his service. Mr. Quinones acknowledged: it was a pleasure to serve.</p> <p>There were no further comments or questions.</p>
07-16-14B	<p>Resolution Authorizing the Amendment of Various Remediation, Planning, and Acquisition Grants from the Camden Economic Recovery Board Relating to Scope of Work, Allocation of Funds, and Terms of the Grants</p>	<p>VB JV</p>	<p>MT VB KH JV</p>			<p>There were no comments or questions.</p>
07-16-14C	<p>Resolution Authorizing a Redevelopment Agreement with Boos States Development, LLC for the Redevelopment of Block 85, Lot 1 and Block 86, Lot 51 of the City of Camden Tax Map as a Family Dollar Store with Additional Retail Space (7th & Linden Site)</p>	<p>JV VB</p>	<p>MT VB KH JV</p>			<p>This Resolution was presented by Mr. Asselta. He distributed a Redevelopment Agreement which was substantive in form for review.</p> <p>There were no comments or questions.</p>

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Regular Monthly Meeting

07-16-14D	Resolution Authorizing a Redevelopment Agreement with Boos States Development, LLC for the Redevelopment of a Portion of Block 844, Lot 13 of the City of Camden Tax Map as a Family Dollar Store (State & River Site)	VB JV	MT VB KH JV		This resolution was presented by Mr. Asselta. There were no comments or questions.
07-16-14E	Resolution Designating Christian Temple Assembly Church of God, Inc as the Redeveloper of Block 582, Lot 13; Block 582 Lot 14; and Block 582 Lot 15 of the Camden City Tax Map Located in the Centerville Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper for Use of the Property for Parking for Church Facilities	JV VB	MT VB KH JV		There were no comments or questions.
07-16-14F	Resolution Authorizing a Professional Services Agreement with Ballard Spahr LLP for Legal Services in Connection with the Cooper Plaza and Lanning Square Redevelopment Areas for A Total Amount Not to Exceed \$28,500.00	JV VB	MT VB KH JV		Mr. Bowman inquired about who pays the legal fees. Ms. Simpson advised the Board that the redeveloper pays the fees. There were no further comments or questions.

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07-16-14G	Resolution Approving a Leave of Absence from Employment with the City of Camden Redevelopment Agency for Vincent Basara	JV VB	MT VB KH JV			There were no comments or questions.
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Chairperson’s Remarks

None.

Public Comments

Mr. Colandrus “Kelly” Francis of the Camden County NAACP called attention to a recent fire in Philadelphia during which four children died in row houses and compared it to hazardous conditions at Lanning Square. The properties without firewalls reportedly have been there for 13 years. He stated the City bears some responsibility and encouraged the Board to take necessary steps to resolve the situation.

Ms. Johnson announced the publication of the Lanning Square RFP; it entails over 400 properties, including properties in the area referenced by Mr. Francis. Ms. Johnson noted she shares Mr. Francis’ enthusiasm regarding redevelopment of the area. CRA purchased 21 of the 28 hazardous units; several were demolished.

New Business

Ms. Torres requested a nomination for Treasurer. On a motion made by Mr. Bowman, seconded by Ms. Torres, Mr. Vazquez assumed this position.

NOTE: For a brief period, Mr. Hagamin was not on the line. When he rejoined the meeting, a unanimous vote was taken.

Executive Session

None.

Old Business

Martha Culberth of Christian Temple Assembly Church of God thanked the officials involved in approval of the parking lots.

Adjournment

On a Motion made by Mr. Bowman, seconded by Mr. Vazquez, this meeting adjourned at approximately 7:10 PM.

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