

The Board of Commissioners of the City of Camden Redevelopment Agency held its Regular Monthly meeting on Wednesday, October 2, 2014, at Camden City Hall, 520 Market Street, 16th Floor, 16th Floor Camden County Conference Room, Camden, New Jersey.

Chair Marilyn Torres called the meeting to order at approximately 6:00 PM. Interim Board Clerk Sulena Robinson-Rivera called roll.

Present: MT, VB, KH, MN, and JV
Absent: EG

Attendees: Novella Hinson, Marc Riondino, Vincent Basara, City of Camden; Sandra Ross Johnson, Mark Asselta, Johanna Conyer, Olivette Simpson, Sulena Robinson-Rivera, CRA; Kevin Sheehan, Parker McKay/Parker McKay, Richard J. Landers, Dayle Rosenzweig, Campbell Soup Co.; George Sowa, Steve Takoushian and Anthony Ziccardi, Brandywine Realty Trust

Mrs. Robinson-Rivera advised the Board that, pursuant to the requirements of the Open Public Meetings Act, adequate notice(s) had been posted in the Courier-Post, the Philadelphia Inquirer, the Office of the City Clerk, and the CRA Website.

Review of Minutes

Date of Meetings-September 4, 2014 and September 10, 2014

Comments: Chairperson Torres asked all Commissioners if they had an opportunity to review the minutes. There were no comments or questions.

Executive Director's Report

In addition to the previously submitted written report, Executive Director Sandra Ross Johnson introduced representatives from Campbell Soup to present for approval, its subdeveloper, Brandywine Realty Trust. Brandywine Realty Trust will develop approximately 13 acres surrounding Campbell's World Headquarters. The work of Brandywine will include the location of the former Sears building. Brandywine Realty reviewed its development projects and experience in South Jersey and Philadelphia region. Members of the Board shared great interest and excitement that the Gateway to the city was being redeveloped.

Director Johnson encouraged all to attend the Ray & Joan Kroc Center openings this coming weekend or sometime in the short term future. Director Johnson informed the deadline is October 3, 2014 and CRA is looking forward to the review process. She also shared details about her recent meetings with EPA and referenced grants EPA mentioned will be available for application soon.

Director Johnson advised that there will be two walk-ons at the regular meeting, both relating to the transactions with the City and the South Jersey Port (SJP). Director Johnson asked, Board Counsel, Mark Asselta, to elaborate. Asselta explained, that the City of Camden is conveying all its properties to the CRA for assemblage without consideration so the CRA may sell all parcels to the South Jersey Port (SJP) which will purchase and redevelop the properties. The proceeds from the sale to the SJP will be split on a 50/50 basis by the City of Camden and the CRA after all liens and other obligations are paid.

Resolutions for Review and Action

10-08-14A Resolution Approving Brandywine Operating Partnership, L.P. as Sub Redeveloper of Block 1459, Lots 9, 14, 15, 16 & 17; Block 1463, Lot 1 and Block 1464, Lots 4 & 5 of the Camden City Tax Map Pursuant to the Master Redevelopment Agreement with Campbell Soup Company for the Redevelopment of the Gateway Office Park Area in the Gateway Redevelopment Area

Comments:

Mark Asselta provided an update on the ShopRite redevelopment project. A negotiated sales price of 1.3 million with the Delaware River Port Authority had been reached. The ShopRite redeveloper is in the process of acquiring an additional property as other due diligence activities move forward.

10-08-14B Resolution Introducing and Approving for Submission to the Director of the Division of Local Government Services the Agency's Proposed Budget for the Fiscal Year 2015

Comments:

This Resolution was tabled at the request of Director Johnson.

10-08-14C Resolution Authorizing an Application for and Acceptance of a Grant from the Hazardous Discharge Site Remediation Fund in an Amount Not to Exceed \$1,800,000 for Remedial Action on a Portion of the Harrison Avenue Landfill ("Balance of the Landfill") (Block 809, Lot 7 of the Camden City Tax Map)

Comments:

CRA Finance Director, Johanna Conyer, provided background on the HDSRF grant funds awarded for a part of the Harrison Avenue 84 acre site. The HDSRF resolution requires a 25% match which is being met from a US Environmental Protection Agency grant awarded to the CRA. There were no comments or questions.

10-08-14D Resolution Authorizing a Professional Services Agreement with Steven W. Bartelt, MAI for Appraisal Services at 1825 Admiral Wilson Boulevard (Exxon Site) in the Admiral Wilson North Redevelopment Area for a Cost Not to Exceed \$3,300

Comments:

There were no questions or comments.

10-08-14E Resolution Authorizing a Contract for Property Maintenance Services with XXXX for the NSP 2 Clean & Green Vacant Lot Stabilization Program Operated in the Cooper Plaza and Lanning Square Redevelopment Areas For A Cost Not to Exceed \$XXXX

Comments:

This Resolution was tabled at the request of Director Johnson.

10-08-14F Resolution Designating Reinaldo Lagares as the Redeveloper of Block 581, Lot 66 of the Camden City Tax Map Located in the Centerville Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper for Site Improvements

Comments:

This parcel will be sold at the assessed value and will have a redevelopment agreement to assure that intended land use is implemented.

Public Comments

None

Old Business

None

New Business

The Mayor's Chief of Staff, Novella Hinson, advised the Board that the Mayor's Office was working with developers regarding jobs for Camden residents. She also described the apprenticeship programs as well as the efforts the administration have been undertaking to ensure Camden residents are considered and hired for both temporary and permanent employment with all businesses looking to relocation or expand in the City of Camden. She announced the success of PriceRite hiring more than 50 employees, with more than two thirds of them being Camden residents.

Chairperson's Remarks and Observations

Commissioner Torres thanked everyone for their hard work and for coming to the meeting.

Executive Session

None

Adjournment

On a Motion made by Commissioner Bowman, seconded by Commissioner Vasquez, and affirmed by all in a Voice Vote, this meeting adjourned at approximately 7:30 PM.