

The Board of Commissioners of the City of Camden Redevelopment Agency held its Regular Monthly Meeting on Wednesday, June 10, 2015, at Camden City Hall, Council Chambers, Camden, New Jersey.

Chair Marilyn Torres called the meeting to order at approximately 6:00 PM. Board Clerk Carla Rhodes called roll. Executive Director/Board Secretary Sandra Ross Johnson stated Commissioner Kenwood Hagamin reported that he is still recuperating from a medical condition.

Present: MT, VB, JR, and MS
Absent: MN, KH

Attendees: Sandra Ross Johnson, Beth Marlin, Carla Rhodes, Johanna Conyer, James Harveson, Olivette Simpson, and Sulena Robinson-Rivera, CRA; Colandus “Kelly” Francis, Camden County NAACP

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, the Philadelphia Inquirer, and the Office of the City Clerk.

Review of Minutes

Dates of Meetings- May 6 and May 13 2015

Motion: VB, MS **Ayes:** MT, VB, JR, and MS

Nays: **Abstentions:**

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

Executive Director's Report

Date of Meeting- June 3, 2015

Motion: VB, MS **Ayes:** MT, VB, JR, and MS

Nays: **Abstentions:**

Comments:

Ms. Johnson advised the report stands as submitted. She also distributed a copy of a report of the Finance Committee Meeting of June 8, 2015. There were no further comments or questions.

Resolutions for Review and Action

06-10-15A 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

Motion: VB, MS **Ayes:** MT, VB, JR, and MS

Nays: **Abstentions:**

Comments: There were no comments or questions.

Resolutions for Review and Action (cont'd)

06-10-15B Resolution Authorizing a Professional Services Agreement with Environmental Resolutions, Inc. to Complete a Preliminary Assessment/ASTM Phase I Site Assessment of Property Designated as Block 1184 Lot 5, Block 1182 Lot 5 and Block 1181 Lot 1 of the City of Camden Tax Map for an Amount Not to Exceed \$8,300 (Federal Street Properties)

Motion: VB, JR Ayes: MT, VB, JR, and MS

Nays: Abstentions:

Comments: There were no comments or questions.

Public Comments

Mr. Colandus “Kelly” Francis of the Camden County NAACP inquired about the status of the RFP recently re-issued for Lanning Square West. Ms. Johnson advised that the response deadline is June 30, and the anticipated date of announcement of the new developer is September 2015. Mr. Francis informed the Commissioners of a recent tragedy in which 20 row homes were destroyed by fire in Hamilton, NJ and reminded the group of the similarity to the Lanning properties. Ms. Torres thanked Mr. Francis for his support. There were no further comments or questions.

Old Business

As requested by Ms. Torres, Mr. Harveson provided an update on the status of activity at the Mastery Charter School. There is a substantial amount of contaminated soil to be removed. The developers are considering application for a grant and/or loan to CRA’s US EPA Revolving Loan Fund (RLF).

Ms. Torres inquired about the anticipated cost for remediation. Mr. Harveson stated this is to be determined, and CRA has been awarded a clean-up grant for this site.

Commissioner Vance Bowman expressed concern regarding the duration of loan(s) and encouraged staff to present short-term options. Ms. Johnson concurred and stated approximately \$800,000.00 is available in the Revolving Loan Fund.

New Business

Ms. Johnson advised the Commissioners that three time-sensitive resolutions are forthcoming relating to the Business Corridor clean-up contract, the Subaru and American Water projects, and the Pierre Building. She also thanked Commissioner Maria Sharma for attending the NJEDA-Economic Recovery Board of this week where several funding opportunities involving CRA were re-authorized. The Commissioners were asked to plan to vote on these resolutions at the July Caucus. No objections were posited for action at the July Caucus.

Mr. Bowman requested clarification regarding the clean-up contract. Board Counsel Mark Asselta noted the prior vote was for CRA’s agreement with the City of Camden. The forthcoming resolution will seek authorization to enter into a contract with a vendor.

Mr. Bowman stated he is pleased to have a developer for the Pierre Building.

Ms. Johnson also announced the Camden Business & Contractors Association mixer being held at Newtown with the mission of establishing a network between existing and the new businesses coming to Camden. Referral to the organization will be made when CRA prepares for redevelopment agreements. Ms. Torres asked if new businesses doing business in the City are required to enter through the Association. Ms. Johnson advised the Commissioners this is not the case.

Chairperson's Remarks and Observations

Ms. Torres thanked the staff.

Ms. Sharma moved and Mr. Bowman seconded to close the meeting. All ayes.

Mr. Ramos moved and Mr. Bowman seconded to go into Executive Session. All ayes.

Executive Session

During this session a litigation matter was discussed.

Adjournment

Mr. Bowman moved and Mr. Ramos seconded for adjournment.

This meeting adjourned at approximately 6:45 PM.

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