

The Board of Commissioners of the City of Camden Redevelopment Agency held its Regular Monthly Meeting on Wednesday, May 13, 2015, at Camden City Hall, Suite 1300, Camden, New Jersey.

Chair Marilyn Torres called the meeting to order at approximately 6:07 PM. Board Secretary/Executive Director Sandra Ross Johnson called roll.

Present: MT, MN, JR, and MS

Absent: KH

Excused:

Attendees: Sandra Ross Johnson, Mark Asselta, Johanna Conyer, James Harveson, and Olivette Simpson, CRA; Colandus "Kelly" Francis, Camden County NAACP

Ms. Johnson 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

Date of Meetings- April 27, 2015 and April 8, 2015

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

Executive Director's Report

Date of Meeting- May 13, 2015

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

Nays: **Abstentions:**

Comments: None.

Ms. Johnson advised that the report stands as submitted in Caucus.

Resolutions for Review and Action

05-13-15A Resolution Authorizing an Agreement with Camden County One-Stop/WorkFirst New Jersey to Participate in the Community Work Experience Program (CWEP)

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

Nays: Abstentions:

Comments: There were no comments or questions.

05-13-15B Resolution Authorizing an Affiliation Agreement with Rutgers, The State University School of Social Work/Transitions for Youth and Montclair State University Summer Housing and Internship Program (SHIP) 2015

Motion: JR, MN Ayes: MT, MN, JR, MS

Nays: Abstentions:

Comments: Ms. Johnson acknowledged the arrival of Commissioner Vance Bowman during this portion of the meeting. Board Clerk Carla Rhodes returned and resumed recording.

There were no comments or questions.

05-13-15C Resolution Approving an Extension of a Leave of Absence from Employment with the City of Camden Redevelopment Agency for Vincent Basara

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

Nays: Abstentions:

Comments: There were no comments or questions.

05-13-15D Resolution Authorizing the Acceptance of a United States Environmental Protection Agency Brownfields Area-Wide Planning Grant in the Amount of \$200,000 for the Mt. Ephraim Choice Neighborhood

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

Nays: Abstentions:

Comments: There were no comments or questions.

Resolutions for Review and Action (cont'd)

05-13-15E Resolution Terminating the Redeveloper Designation of The Cooper Health System, a New Jersey Non-Profit Corporation, for Block 179, Lots 14 and 15, Block 180, Lots 6, 31, 33, 39 and 49; and Block 181, Lots 78-87 on the Camden Tax Map Located in the Lanning Square Redevelopment Area and Terminating an Option for Redevelopment Agreement between CRA and The Cooper Health System in Connection with Such Property

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

Nays: Abstentions:

Comments: Mr. Bowman requested clarification. Board Counsel Mark Asselta advised that this resolution accommodates building of the Health Sciences Campus. There were no further comments or questions.

Resolutions for Review and Action (cont'd)

05-13-15F Resolution Designating the Rowan University/Rutgers-Camden Board of Governors as Redeveloper of, Pursuant to the Redevelopment Law, Block 181, Lots 65, 67 and 68, Block 181, Lots 77 and 72, and Block 181, Lots 78 -87 on the Camden Tax Map located in the Lanning Square Redevelopment Area and Authorizing an Agreement for the Conveyance of Such Property to the Redeveloper

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

Nays: Abstentions:

Comments: Commissioner Mirta Nieves requested clarification. Housing Director Olivette Simpson advised that 05-13-15F is the second of three related resolutions. The first terminated the developer and the related option agreement for certain properties in the original redevelopment agreement. It also provided for development by Rutgers-Rowan for a \$50 million project. There were no further comments or questions.

05-13-15G Resolution Authorizing the Acquisition of Property Owned by Broadway Camden Investments, LLC Known as Block 181, Lots 65, 67 and 68 on the Camden City Tax Map Located in the Lanning Square Redevelopment Area for the Purchase Price of \$300,000

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

Nays: Abstentions:

Comments: There were no comments or questions.

05-13-15H Resolution Certifying that Each Member of the City of Camden Redevelopment Agency Board of Commissioners Has Personally Reviewed the FYE 2014 Annual Audit Report

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

Nays: Abstentions:

Comments: There were no comments or questions.

05-13-15I Resolution Authorizing the City of Camden Redevelopment Agency to Accept the Conveyance of Property Designated as Block 1184, Lot 5 and Block 1182, Lot 5 of the City of Camden Tax Map from the City of Camden

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

Nays: Abstentions:

Comments: There were no comments or questions.

05-13-15J Resolution Authorizing a Shared Services Agreement with the City of Camden for Contract Administration of a Safe and Clean Business Corridors Program for the Contract Amount of \$10,000

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

Nays: Abstentions:

Comments: Mr. Bowman asked who is handling the contract. Ms. Simpson reported the program was previously funded through the Urban Enterprise Zone, but this is no longer the case. She opined, due to CRA's success with managing the NSPS Clean and Green Program, the Administration has requested the agency's management of the selection process and program management for a one-year period. Business corridors were delineated in an attachment. There were no further comments or questions.

Public Comments

Mr. Colandus “Kelly” Francis of the Camden County NAACP inquired about 05-13-15G. He asked if the site consists of structures or vacant lots. Ms. Simpson reported the structures are commercial buildings. Mr. Francis also requested street addresses for the properties. Ms. Simpson reported the site is located at Broadway and Stevens Street (east side).

Regarding 05-13-15I, Mr. Francis requested the site location. Economic Development Director James Harveson reported that the three lots consist of the former Borden Chemical as well as an old warehouse at River Road and Federal Street (behind the RiverLine). There were no further comments or questions.

Old Business

Ms. Johnson requested permission to enter into an agreement with a title firm; relating to 05-13-15G. CRA seeks to solicit quotes through the previously approved short-list at a projected cost of \$1,000-\$3,000. Ms. Simpson added that, in order to expedite the process, CRA hopes to utilize the same title firm as the joint-board would for 05-13-15E and 05-13-15F. The cost would be passed on to the redeveloper. Mr. Asselta advised this is permissible and stated the resolution should be memorialized at the board’s Regular Monthly Meeting of June 2015.

Mr. Bowman expressed concern regarding timely presentation of resolutions. Ms. Torres asked Mr. Asselta if it were important to take the requested action and inquired about whether or not it would derive revenue. Ms. Johnson affirmed.

On Mr. Asselta’s recommendation, a resolution entitled: **Resolution Authorizing a Professional Services Agreement with a Title Company that Will Ensure the Transaction for the Purchaser to Provide a Title Report for Known as Block 181, Lots 65, 67 and 68 on the Camden City Tax Map Located in the Lanning Square Redevelopment Area for an Amount that is Reasonable** will be prepared.

On a motion made by Commissioner Mirta Nieves, seconded by Commissioner Maria Sharma, and affirmed in a Roll Call Vote, authority was granted.

New Business

None.

Chairperson's Remarks and Observations

Ms. Torres expressed appreciation to all and thanked Mr. Bowman for his comments pertaining to the importance of submission of materials for review in a timely manner.

Executive Session

None.

Adjournment

On a Motion made by Ms. Nieves, seconded by Ms. Sharma, and affirmed by all in voice vote this meeting adjourned at approximately 6:45 PM.

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