

The Board of Commissioners of the City of Camden Redevelopment Agency held its Regular Monthly Meeting on Wednesday, October 7, 2015, at Camden City Hall, City Council Chambers, Camden, New Jersey.

Chair Marilyn Torres called the meeting to order at approximately 6:10 PM. Board Clerk Carla Rhodes called roll.

**Present:** MT, VB, SD, and MS  
**Absent:** KH  
**Excused:** JR  
**Attendees:** Saundra Ross Johnson, Mark Asselta, Carla Rhodes, James Harveson, Olivette Simpson, and Richard Rabinowitz, CRA; LaVerne Williams of Branch Village

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- August 5 and August 12, 2015

**Motion:** MS, VB                   **Ayes:** MT, VB, SD, MS

**Nays:**                               **Abstentions:**

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

**Executive Director's Report**

Date of Meeting- October 7, 2015

**Motion:** VB, MS                   **Ayes:** MT, VB, SD, MS

**Nays:**                               **Abstentions:**

**Comments:** In addition to the previously supplied written report, Executive Director and Board Secretary Saundra Ross Johnson unveiled the US EPA Regional Phoenix Award; CRA is the recipient of the 2015 award celebrating the Kroc Center. The award was presented during the Brownfields Conference last month in Chicago. CRA accepted the award on behalf of the City of Camden, as CRA is the Brownfields Coordinator for the City of Camden. Ms. Johnson acknowledged Economic Development Director James Harveson's work on the project, which included remediation of 24+-acres of land.

The Commissioners were also advised of the October 19 forum for small business contractors sponsored by Mayor Redd and City Council President Frank Moran. Two sessions will be presented, and it is recommended that Commissioners arrive by 8:30 AM. The 9:00 AM panel covering the process of contracting with government agencies will be moderated by Ms. Johnson. The 10:00 AM panel will cover doing business with businesses coming to Camden. Resource tables also will be available. About 900 guests have been invited. A flyer will be emailed to all board members. Commissioner Bowman commented on the need to provide contact information, so attendees can adequately follow-up after the forum.

Ms. Johnson also notified the Commissioners of the selection of CHOICE grant recipients; Camden is not among the 5 awardees. The Mt. Ephraim CHOICE Transformation Team is reviewing gaps in the application and plans to submit for consideration for the next round of grants.

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

Designation of a developer for the Lanning Square West project is anticipated within the next few weeks.

Two resolutions were pulled from the agenda: A & E. Resolution A will be presented following review by the Finance Committee. Resolution E was withdrawn, because the contract has expired.

Two resolutions also were presented in draft for preliminary review:

**Resolution Amending Resolutions 10-08-14A and 08-12-15F and Approving Subaru of America to Assume, under Certain Circumstances, the Sub-Redevelopment Obligations and Rights of Brandywine Operating Partnership, L.P. in Connection with the Redevelopment of Certain Properties in the Gateway Office Park Area of the Gateway Redevelopment Area**

and

**Resolution Authorizing a Professional Services Agreement with TRC Environmental Corporation to Conduct Additional Remedial Investigation at 320 N. 2<sup>nd</sup> Street, Camden, New Jersey for an Amount Not to Exceed \$18,905.00**

Action will be requested at a later date.

The proposed amendment pertaining to Brandywine and Subaru is intended to provide additional assurance for completion of the project Mr. Harveson recommended allowing Subaru to step in and complete development in the event that Brandywine should default. Mr. Bowman requested clarification. Board Counsel Mark Asselta elaborated on the benefits to be derived by CRA through the proposed resolution. Ms. Torres questioned Subaru's decision to assume the proposed responsibilities. Mr. Asselta advised that Subaru is exercising prudence. Mr. Bowman asked who will own the site. Mr. Harveson stated Brandywine will develop and Subaru will lease the property; probably with an option to buy.

Mr. Bowman expressed discomfort with shifting of ownership that is not aligned with the original resolution. Mr. Harveson stated all CRA agreements allow for default developers.

Mr. Asselta informed the Commissioners that Subaru may not complete the deal without this assurance. Campbell's will also have to agree to the amendment.

Ms. Johnson requested scheduling of a Special Meeting on October 21, 2015 to address three matters: The two resolutions presented in draft for discussion and the budget resolution. In a voice vote, this was authorized and affirmed by all Commissioners present.

The need for the appointment of an additional member the Finance Committee was noted. Sheila Davis was appointed to the Finance Committee on a motion made by Commissioner Maria Sharma, seconded by Comm'r. Bowman, Comm'r. This was affirmed in a voice vote by all Commissioners present.

There were no further comments or questions.

**Resolutions for Review and Action**

**10-07-15A 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 2016**

**Motion:** Ayes:  
**Nays:** Abstentions:

This resolution was withdrawn.

**10-07-15B Resolution Authorizing the Addition of Board Treasurer Maria Sharma to the List of Authorized Signatories for the Agency's Deposit Accounts at PNC Bank, and the Removal of the Prior Treasurer from Such Accounts**

**Motion:** VB, SD Ayes: MT, VB, SD, MS  
**Nays:** Abstentions:

There were no comments or questions.

*Note: Comm'r. Sharma initially abstained. Following consultation with Board Counsel Mark Asselta, her vote was cast.*

**10-07-15C Resolution Authorizing an Amendment to a Shared Services Agreement with the City of Camden for the Central Waterfront Parking Project to Extend the Term of the Agreement**

**Motion:** VB, MS Ayes: MT, VB, SD, MS  
**Nays:** Abstentions:

There were no comments or questions.

**10-07-15D Resolution Authorizing an Amendment to a Shared Services Agreement with the City of Camden for Planning Consulting Services to Extend the Term of the Agreement**

**Motion:** MS, SD Ayes: MT, VB, SD, MS  
**Nays:** Abstentions:

**10-07-15E Resolution Authorizing an Amendment to a Professional Service Agreement with Winning Strategies ITS for Website Services to Amend the Scope of Work and Extend the Term of the Agreement for an Additional Amount Not to Exceed \$5,100.00**

**Motion:** Ayes:  
**Nays:** Abstentions:

This resolution was withdrawn.

**10-07-15F Resolution Authorizing a Professional Services Agreement with Langan Engineering & Environmental Services to Conduct a Preliminary Assessment and Site Investigation Workplan at Block 15, Lots 1, 2, 4, 6 and 40 of the Camden, New Jersey Tax Map for a Cost Not to Exceed \$9,900 (Evergreen Site)**

**Motion:** VB, MS Ayes: MT, VB, SD, MS  
**Nays:** Abstentions:

There were no comments or questions.

**Resolutions for Review and Action (cont'd.)**

**10-07-15G Resolution Authorizing a Professional Services Agreement with Steven W. Bartelt, MAI for Appraisal Services in Connection with the Redevelopment of Block 1458 Lots 8 & 12 on the City of Camden Tax Map in the Gateway Redevelopment Area for an Amount Not to Exceed \$5,500.00**

**Motion: MS, VB Ayes: MT, VB, SD, MS**  
**Nays: Abstentions:**

Comm'r. Bowman requested clarification. Mr. Harveson provided a description of the sites to be conveyed by the City of Camden to Brandywine.

**Public Comments**

Ms. LaVerne Williams of Branch Village inquired about the proposed amendment to the Brandywine/Subaru resolution. In reference to resolution 08-12-15F, Ms. Williams inquired about the purpose of Brandywine's engagement and the about the purpose of Subaru.

Mr. Harveson noted Brandywine will construct the building. Mr. Harveson also advised that Subaru will be the tenant and the likely ultimate purchaser. Ms. Williams also sought to verify that this sort of agreement is standard and asked if it will be open to the public. Mr. Harveson confirmed that the final document will be available for public review.

Ms. Williams also reported, Subaru's signage was approved at the Zoning Board meeting of October 6, 2015.

There were no further comments or questions.

**Old Business**

Ms. Johnson reminded the commissioners of the CHOICE Grant Application Review with staff of the U.S. Department of Housing and Urban Development to be held on Thursday, August 13. Camden is one of nine finalists competing for five grants of up to \$30 million.

There were no further comments or questions.

**New Business**

None.

**Chairperson's Remarks and Observations**

None.

**Executive Session**

None.

**Adjournment**

This meeting adjourned at approximately 6:55 PM on a motion made by Comm'r. Sharma and seconded by Comm'r. Davis.