

The Board of Commissioners of the City of Camden Redevelopment Agency held a Special Meeting on Wednesday, October 21, 2015, at Camden City Hall, Suite 1300, Camden, New Jersey.

Chair Marilyn Torres called the meeting to order at approximately 6:01 PM. Board Clerk Carla Rhodes called roll.

Present: MT, VB, SD, KH, JR, and MS

Absent: None

Excused: None

Attendees: Marc Riondino, Esq., City of Camden; Sandra Ross Johnson, Mark Asselta, Esq., Carla Rhodes, Johanna Conyer, James Harveson, and Olivette Simpson, CRA; Colandus “Kelly” Francis, Camden County NAACP; Kevin Sheehan, Esq., George Sowa, Brandywine Trust, and 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

Motion: Ayes:

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.

Note: Although a vote was taken, none was required as no minutes were included in the board package or due for review for this meeting.

Executive Director's Report

Date of Meeting- October 21, 2015

Motion: MS, KH Ayes: MT, VB, SD, KH, JR, MS

Nays: Abstentions:

Comments: Executive Director and Board Secretary Sandra Ross Johnson reported on recent personnel activity: the appointment of Anthony Martinez as a redevelopment assistant for the Housing Division along with the end of Carla Rhodes’ service as board clerk and the appointment Sulena Robinson-Rivera in this role. Ms. Rhodes was thanked for her service by Chair Torres. Commissioner Vance Bowman questioned the authority of the Executive Director and Board Secretary to designate board staff independently. Ms. Johnson quoted the statute. Comm'r. Bowman requested a copy of the by-laws.

Ms. Johnson also reported on the “Piece of the Pie” forum, sponsored by the Office of Mayor Dana Redd and Council President Moran, which is an initiative of the Promise Zone at the Waterfront Technology Center on Monday, October 21. This event was well-attended. The government procurement panel moderated by Ms. Johnson provided many teach-able moments.

There were no further comments or questions.

Resolutions for Review and Action

10-21-15SP-A 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: JR, MS **Ayes:** MT, VB, SD, KH, JR, MS

Nays: **Abstentions:**

There were no comments or questions.

10-21-15SP-B Resolution Amending Resolutions 10-08-14A & 08-12-15F and Approving Subaru of America, Inc. 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

Motion: JR, MS **Ayes:** MT, SD, KH, JR, MS

Nays: VB **Abstentions:**

Mr. Asselta noted a change in the title, incorporating the formal corporate name of Subaru of America, Inc. Comm'r. Bowman requested clarification regarding the purpose of the revision to the initial designation for sub-redevelopment and expressed concern regarding CRA's relinquishment of authority. Clarification was provided by Mr. Asselta. City Attorney Marc Riondino emphasized Subaru is furthering its commitment by providing a guarantee of completion of development at the site and asked the Commissioners to authorize the resolution as written. George Sowa of Brandywine Operating Partnership noted Subaru's concern regarding compliance with tax credit deadlines and stated its intent to assure completion within the required timeframe. Comm'r Sheila Davis recognized the action as a measure of protection of Subaru's investment. Mr. Asselta advised the Commissioners their duty has been fulfilled by authorizing the project and the only change is a possible change of developer.

There were no further comments or questions.

10-21-15SP-C Resolution Authorizing a Professional Services Agreement with TRC Environmental Corporation to Conduct Additional Remedial Investigation at 320 N. 2nd Street, Camden, New Jersey for an Amount Not to Exceed \$18,905.00

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

Nays: **Abstentions:**

There were no comments or questions.

Public Comments

Ms. LaVerne Williams of Branch Village requested a copy of the Brandy/Subaru resolution. She also was complimentary of the \$118 million investment and stated she supports the Board's authorization.

Regarding resolution 10-21-15SP-C: Ms. Williams asked if the procedure was normal and why is the cost so high. Economic Development Director James Harveson advised that the procedure is normal and bids were solicited.

Mr. Colandus "Kelly" Francis of the Camden County NAACP inquired about when Mayor Dana Redd will announce the selection of a developer for the Lanning Square West project and requested a copy of the RFP. Ms. Johnson noted that prospective developers will present to the review team and community members in November and a selection is anticipated in December.

There were no further comments or questions.

Old Business

None.

New Business

None.

Chairperson's Remarks and Observations

None.

Executive Session

None.

Adjournment

On a motion made by Comm'r. Sharma, seconded by Comm'r. Davis, this meeting adjourned at approximately 7:00 PM.

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