

**PARKING AUTHORITY OF THE CITY OF CAMDEN  
REGULAR BOARD MEETING  
OPEN SESSION MINUTES  
OCTOBER 27, 2014 – 6:00 P.M.**

**Commissioners in Attendance:**

Chairperson Angel L. Alamo, Vice Chairwoman Shaneka Boucher, Commissioner Barry Moore, Commissioner Jose Martinez, Jr.

**Staff and Consultants in Attendance:**

The Honorable Dana L. Redd, Mayor  
Freeholder Director Louis Cappelli, Jr.  
Willie E. Hunter, Sr., Executive Director  
Leonard T. Bier, Esq., Consultant  
Brett Wiltsey, Esq. – Dilworth & Paxson – Special Counsel  
Marc Riondino, Esq. – City Attorney  
Charles Holmes, Holmes & Company  
Glynn Jones – City Finance Director  
Karl R. Walko, President – CWA Local 1014

**Others Present:**

Rutgers Students  
Morgan Stanley representatives

**Meeting called to order at 6:03 PM and the Roll Call was made.**

**Public Notice:**

Mr. Wiltsey stated that the Parking Authority of the City of Camden gave notice of the time, place and date of this meeting by providing such notice by legal advertisement in the Courier-Post Newspaper. A copy of the meeting notice was delivered to the Press Room in City Hall (in compliance with Open Public Meetings Law, P.L. 1975 e. 231).

The Chairman recognized Mayor Redd.

**Mayor Redd**

- updated the Board on the City's economic development projects

Commissioner Moore entered the Meeting at 6:05 PM.

**Mayor Redd continued**

- efforts to attract businesses to the City are moving ahead
- the Philadelphia 76ers practice facility and administrative offices
- the Mayor's administration is being supported by the Governor and the NJEDA; the Board was urged to pass the commensurate Resolutions
- the prospects for jobs creation and returning Camden to a vibrant and industrious city look good
- expressed appreciation to the Board for the efforts

Before continuing with the Agenda, Mr. Wiltsey referenced the Rutgers students in attendance to observe the conduct of the Meeting.

**Minutes of Previous Meeting**

Motion to approve the September 2014 Minutes was made by Commissioner J. Martinez. Vice Chairwoman Bouche made the second.

<b>Roll Call:</b>	Alamo	Yes
	J. Martinez	Yes
	Bouche	Yes
	Moore	Yes

**Resolutions**

**R2014-10:77                      Approving Cash Disbursements for the Balance of the Month of September 2014 and for the Month of October 2014**

Vice Chairwoman Boucher inquired after the

- reason for the PSE&G bill being so high – the Executive Director responded that the bill amount is the usual
- number of employees with cell phones – the Executive Director responded that all of the supervisors have PACC cell phones
- reason for the Parks Department and Cooper's Ferry Partnership disbursements – the Executive Director responded that the payments are due for yearly events/revenue is split
- the reason for the Block N environmental disbursement – the Executive Director responded that the payment is for cleanup
- the reason for the PS<sup>x</sup> disbursement – the Executive Director responded that the payment is for equipment maintenance on the Aquarium lots

Motion to approve the Cash Disbursements was made by Commissioner Moore. Commissioner J. Martinez made the second.

**Roll Call:** Alamo Yes  
J. Martinez Yes  
Bouche Yes  
Moore Yes

Before continuing with the Resolutions, Freeholder Director Lou Cappelli was recognized and made brief and favorable comments regarding the Mayor's, City Council's, and the PACC's efforts to enhance the City.

**R2014-10:78 Authorizing the Payment into Court of the Estimated Compensation for the Acquisition of 1 S. Broadway, Camden, in Furtherance of the "Block N Transit Village Parking Project"**

Motion to approve the Payment was made by Commissioner Moore. Vice Chairwoman Boucher made the second.

**Roll Call:** Alamo Yes  
J. Martinez Yes  
Bouche Yes  
Moore Yes

**R2014-10:79 Authorizing an Agreement for Sale of Property Between the Parking Authority and New Jersey Economic Development Authority in Connection with 76ers Headquarters and Practice Facility**

Motion to approve the Agreement for Sale was made by Commissioner Moore. Vice Chairwoman Boucher made the second.

**Roll Call:** Alamo Yes  
J. Martinez Yes  
Bouche Yes  
Moore Yes

**R2014-10:80 Authorizing an Agreement of Sale Between the Parking Authority and Cooper's Ferry Partnership for Land Located at Block 152, Lot 2.02, Camden, New Jersey**

Motion to approve the Agreement for Sale was made by Commissioner Moore. Commissioner J. Martinez made the second.

Roll Call:	Alamo	Yes
	J. Martinez	Yes
	Bouche	Yes
	Moore	Yes

### Karl R. Walko

Addressed the Members regarding

- Bargaining Unit work being done by employees who are not in the Bargaining Unit
- his hesitation to take the matter to the Public Employment Relations Commission (PERC) – but will if necessary
- reiterated his desire for the Board to intervene

Mr. Riondino interjected that Mr. Walko's requests and concerns are being worked on and a formal response is forthcoming.

### Willie E. Hunter, Sr., Executive Director

Mr. Hunter gave the Board a brief update on the progress of current projects and offered a print-out of his Executive Director's report should any Commissioner like to have one.

### Charles Holmes

Mr. Holmes summarized the financials for the period ended September 30, 2014 as compared to the previous year. Mr. Holmes emphasized the upward trend.

### Old Business

### New Business

#### Leonard T. Bier, Esq.

- briefed the Board on his background and qualifications
- briefed the Board on his involvement in the Block N development
- emphasized the importance of the stakeholders transitioning into partnerships
- explained why there are so many people involved in the process
- briefly elaborated on the desire to and potential for making the project 'big' by way of contracts/leasings, etc.

Commissioners Moore and J. Martinez thanked Mr. Bier for his clarification.

### Morgan Stanley

Allen Rosenberg and Stacy Robinson distributed printed materials and addressed the Board making these points

- they originally met with Mr. Hunter in February
- the PACC has assets sitting in non-performing instruments
- the Board has a fiduciary responsibility to better manage the assets rather than letting them sit in non-interest bearing accounts
- Ladder Portfolio CDs were explained
- these are brokered CDs/no penalties
- Mr. Rosenberg emphasized his desire to establish a relationship with the PACC and explore what can be done
- Commissioner J. Martinez inquired about the availability of the CDs, the required amounts to be invested, and stated he likes the fact this venture would create revenue to employ more people
- following additional discussion and questions, along with input from Messrs. Holmes and Wiltsey, it was decided the Board would take time to digest the information presented and continue the dialog at the next Caucus
- a few summary scenarios/revenue projections would be prepared to aid in making a firm decision
- Mr. Hunter stated his desire to survey other financial services professionals also, i.e., Fidelity and Charles Schwab

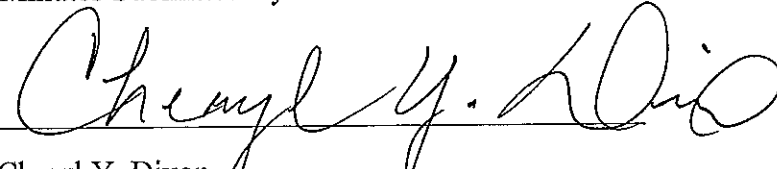
### Recording

Vice Chairwoman Boucher reiterated her desire/the Board's consensus to have the Meetings electronically recorded. Mr. Hunter affirmed the purchase of a recorder and apologized for forgetting to bring it to the meeting.

### Adjournment

Chairman Alamo made the motion to adjourn. The motion was seconded by Commissioner J. Martinez at 6:52 PM.

Minutes Submitted By:

  
Cheryl Y. Dixon  
PARKING AUTHORITY – CITY OF CAMDEN