

The Board of Commissioners of the City of Camden Redevelopment Agency held its Monthly Caucus Meeting on Wednesday, January 6, 2016, at Camden City Hall, 16<sup>th</sup> Floor, Conference Room, Camden, New Jersey.

Chair Marilyn Torres called the meeting to order at approximately 6:11 PM. Board Clerk Sulena Robinson-Rivera called roll.

**Present:** MT, SD, JR and MS  
**Absent:** VB, KH  
**Excused:** n/a  
**Attendees:** Saundra Ross Johnson, Mark Asselta, Sulena Robinson-Rivera, Johanna Conyer, James Harveson, and Olivette Simpson, CRA; Marc Riondino, City of Camden; Bridget Phifer and Craig Sawyer, PBCIP; David Weinstein, Archer & Greiner; Lew Schulman, Builders of Home, Chris Gigliotti, CCP; and Dionna J. Sargent, Cinnaire; LaVerne Williams, 218 Branch Village

Mrs. Robinson-Rivera 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- December 2, December 9, and December 29, 2016

**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.

### **Executive Director's Report**

Date of Meeting- December 2, 2015

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

**Nays:** Abstentions:

**Comments:** In addition to the previously supplied written report, Ms. Johnson wished all a Happy New Year.

Director Johnson advised that the CRA offices would be closed, all day, on Tuesday, January 26, 2016 for a staff training entitled, Courtesy, Respect, and Professionalism. She also shared City Council action appointing a new Commissioner to the CRA Board. Ms. Johnson informed that there would be a project presentation and concluded by introducing CRA Commissioners, Counsel, and members of staff.

Parkside resident's team was introduced to the board. This group was presented by Housing Director, Olivette Simpson. Bridget Phiefer and Craig Sawyer, spoke to some of Parkside Business and Community Partnership (PBCIP) experience and current projects. Chris Gigliotti spoke to the project and resolutions before the Commissioners. The proposal includes the development of 30 for sale units of new construction and rehabilitated housing on 33 tax lots

located in the Parkside Redevelopment Plan area. The proposed lots are scattered located primarily on Park, Empire, Kenwood, and Princess Avenues.

Commissioner Davis requested a tour of the site. Director Simpson will coordinate a tour as well as provide Commissioners with a project timeline.

**Resolutions for Review and Action**

**01-13-16A Resolution Authorizing an Application for and Acceptance of a Grant from the Hazardous Discharge Site Remediation Fund in an Amount Not to Exceed \$165,590 for Remedial Investigation on a Portion of the Harrison Avenue Landfill (“Balance of the Landfill”) P41711**

**Motion:** Ayes:  
**Nays:** Abstentions:  
There were no questions or comments.

**01-13-16B Resolution Authorizing an Application for and Acceptance of a Grant from the Hazardous Discharge Site Remediation Fund in an Amount Not to Exceed \$2,454,894.00 for Remedial Action on a Portion of the Harrison Avenue Landfill (“Balance of the Landfill”) P41712**

**Motion:** Ayes:  
**Nays:** Abstentions:  
There were no questions or comments.

**01-13-16C Resolution Ratifying a Contract for Emergency Plumbing Services with Root 24 Hours Plumbing, Inc. for the RCA Building 8 / Radio Lofts Property located at 100 Cooper Street and Designated as Block 72 Lot 1 on the City of Camden Tax Map for a Cost of \$4,650.00**

**Motion:** Ayes:  
**Nays:** Abstentions:  
The resolution will be revised, for the next meeting, to reflect the new entity.

**01-13-16D Resolution Authorizing Acceptance of 24 Properties Located in the Parkside Redevelopment Area from the City of Camden for Residential Development**

**Motion:** Ayes:  
**Nays:** Abstentions:  
Ms. Torres asked whether the properties were vacant. Ms. Simpson confirmed that they were all vacant. Commissioner Davis asked if a site tour of the project area could be arranged between Caucus and the Regular Meeting. Director Johnson advised that Ms. Simpson will coordinate a tour of the project sites for Commissioner Davis, Ramos, and Sharma.

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

**01-13-16E Resolution Designating Parkside Urban Renewal LLC, as Redeveloper of Certain Tax Lots Designated on the City of Camden Tax Map and Authorizing an Option Agreement and Redevelopment Agreement with the Redeveloper for Development of Residential Housing in the Parkside Redevelopment Area**

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

There were no comments or questions.

**01-13-16F Resolution Authorizing a Pre-Qualified List of Appraisal Companies for a Period of One Year Effective January 1, 2016 to December 31, 2016**

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

Ms. Torres asked if the CRA has worked with any of the firms in the past. Ms. Conyer advised that CRA has worked with all except, One Atlantic Valuations. There were no additional comments or questions.

**01-13-16G Resolution Authorizing the Adoption of a List of Pre-Qualified Attorneys for the Year 2016.**

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

Mark Asselta left the room during this segment of the meeting. Director of Finance, Johanna Conyer, described the RFP process for this service.

**01-13-16H Resolution Authorizing a Professional Services Agreement with Brown & Connery, LLP for the Provision of General Counsel Legal Services for Calendar Year 2016**

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

Mark Asselta left the room during this segment of the meeting. Director of Finance, Johanna Conyer, described that this particular firm is being recommended for selection because they, unlike some of the other respondents, provide employment and labor law services.

**01-13-16I Resolution Establishing the Board of Commissioners' Meeting Schedule for 2016**

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

Commissioner Sharma asked if the meeting time could be sooner than 6:00pm. Other Commissioners preferred the time remain the same.

**Public Comments**

Ms. LaVerne Williams asked about the properties involved in resolution 01-13-16D and if the CRA would be compensated. Olivette Simpson advised that some of the properties mentioned will be acquired through the Abandoned Properties Act. Mark Asselta advised that an Option fee in the amount of \$10,000 will be received.

**Old Business**

Mark Asselta advised that an action made at the last board meeting needed to be rescinded, for the reason that the Bylaws require a written notice and 30 days advance notice. The matter was related to a change in the membership of the Executive Committee.

**New Business**

None.

**Chairperson's Remarks and Observations**

Thank you for attending and for all the good work.

**Executive Session**

None.

**Adjournment**

This meeting adjourned at approximately 8:00 PM on a motion made by Commissioner Sharma and seconded by Commissioner Davis.

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