

The Board of Commissioners of the City of Camden Redevelopment Agency held a Regular Monthly Caucus Meeting on Wednesday, March 14, 2018 Camden City Hall, City Council Chamber, in Camden, New Jersey.

Chair Marilyn Torres called the meeting to order at approximately 6:00 PM. Board Clerk Sulena Robinson-Rivera called roll.

Present: SD, VB, IL, JR, MS, WS, and MT

Absent:

Excused:

Attendees: Olivette Simpson, Mark Asselta, Sulena Robinson-Rivera, Jonathan Burgos, Johanna Conyer, and James Harveson CRA; Laverne Williams, 1655 Park Blvd; Ali Sloan-El, 1232 Lakeshore Dr; Keith Carver

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: February 7 and 14, 2018

Motion: IL, WS **Ayes:** SD, VB, IL, JR, MS, WS, and MT

Nays: **Abstentions:**

Comments: There were no comments or questions.

Interim Executive Director's Report

Date of Meeting- March 14, 2018

Motion: JR, IL **Ayes:** SD, IL, JR, WS, and MT

Nays: **Abstentions:**

Comments: Ms. Olivette Simpson, Interim Executive Director introduced CRA's newest intern, Mr. Jonathan Burgos.

Redevelopment Project Presentation

None.

Resolutions for Review and Action

03-14-18A Resolution Authorizing an Agreement with Accent Fence, Inc. for the Supply and Installation of a Fence on 320 North Second Street (Block 65 Lot 103 of the City of Camden Tax Map) for an Amount Not to Exceed \$21,200.00

Motion: MS, WS **Ayes:** SD, VB, IL, JR, MS, WS, and MT

Nays: **Abstentions:**

Comments: Director of Economic Development, James Harveson provided some background and emphasized the Davis Bacon Federal Wage Regulations contribute to the high cost associated with the bid to be awarded. Both Mr. Harveson and Director of Finance, Johanna Conyer, advised that this RFP was advertised in the local newspapers and this firm was the lowest responsive bidder. Commissioner Leonard added that he met with the Cooper Grant Neighborhood Association (CGNA)'s president, Jonathan Latko, who advised that the community has several interim use proposals for 320 No. 2nd Street (the site) that they want to submit for CRA's consideration.

Resolutions for Review and Action (cont'd)

After some discussion, the board reached a consensus to defer decision on awarding the contract for the fence installation at the site. This will allow the CGNA interim use proposals to be submitted for review and consideration. Thus, the resolution was tabled. There were no further comments or questions.

03-14-18B Resolution Authorizing a Professional Services Agreement with TRC Environmental Corporation For Hazardous Waste Management Services at the Harrison Avenue Landfill in an Amount not to Exceed \$98,000.00.

Motion: MS, JR Ayes: SD, VB, IL, JR, MS, WS, and MT

Nays: Abstentions:

Comments: There were no comments or questions.

03-14-18C Resolution Rescinding Resolution 12-13-17A and Authorizing a Contract with The Ambient Group, LLC for the Demolition of the Camden Laboratories Building Located at 1662 Davis Street (Block 1392 Lot 33 on the City of Camden Tax Map) for an Amount Not to Exceed \$910,470.00 Total Bid.

Motion: VB, WS Ayes: SD, VB, IL, JR, MS, WS, and MT

Nays: Abstentions:

Comments: Commissioner Spearman asked for background on rescinding the prior resolution. Mr. Harveson responded that the prior bid was technically flawed, and the demolition work was put back out for bid. He also reported that the construction is scheduled to begin in June 2018 and environmental testing is underway at the site. Commissioner Sharma asked whether the community was advised of the pending demolition. Mr. Harveson responded “yes” and added that RF Products, a neighboring business, and Brimm Medical High school were also noticed. Mr. Harveson commented that CRA also will distribute flyers within the area, and the distribution will include the Whitman Park little league athletic community, as well. Commissioner Bowman agreed to provide contact information for the league. There were no further comments or questions.

03-14-18D Resolution Authorizing a Professional Services Agreement with Brownfields Redevelopment Solutions, Inc. to Provide Environmental Management Services on an Hourly Rate Basis for a Total Amount Not to Exceed \$150,000.00.

Motion: IL, WS Ayes: SD, VB, IL, JR, MS, WS, and MT

Nays: Abstentions:

Comments: There were no comments or questions.

03-14-18E Resolution Authorizing a Professional Services Agreement with J. McHale & Associates, Inc. for Appraisal Services in Connection with the Proposed Sale of Block 245 Lots 33 and 34 in the Central Waterfront for a Fee Not to Exceed \$2,500.00.

Motion: WS, IL Ayes: SD, VB, IL, JR, MS, WS, and MT

Nays: Abstentions:

Comments: Commissioner Davis asked whether Councilwoman Burley, as the Council representative for the 1st Ward, had been advised of this potential transaction. Ms. Simpson reported that the resolution was necessary to establish the value of the property. Board Counsel commented that the appraisal was a first step to set the property’s fair market value and the board could expect another resolution to sell the property. Following some discussion the Commissioners agreed to approve the resolution for the appraisal only. There were no further comments or questions.

Resolutions for Review and Action (cont'd)

03-14-18F Resolution Authorizing the Acquisition of Certain Property Designated Within Blocks 12, 14, 17 and 18 of City of Camden Tax Map from the New Jersey Schools Development Authority

Motion: IL, WS **Ayes:** SD, VB, IL, JR, MS, WS, and MT

Nays: **Abstentions:**

Comments: Commissioner Davis requested some background information. Ms. Simpson responded that the NJ Schools Development Corporation (SDA) seeks to dispose 13 properties that were acquired by the SDA years ago for a school in North Camden, but the building project did not go forward. CRA as well as other public entities were offered the properties. CRA was the only public entity to express an interest. Commissioner Bowman asked why the CRA should consider this a favorable acquisition. Ms. Simpson noted the sites are less than three blocks from the waterfront and as such are located in a prime real estate area. She added that it is highly likely after some passage of time that the CRA could see a favorable return on its nominal investment. CRA also could consider generating interim revenue through seasonal leases to the Parking Authority. Commissioner Leonard agreed with Ms. Simpson's remarks. There were no further comments or questions.

03-14-18G Resolution Amending Resolution 12-13-17E Which Authorized the Forgiveness of Indebtedness Owed by Cooper Plaza Historic Homes, L.P to the CRA for the Cooper Plaza Historic Homes Project and Execution of a Discharge of Mortgage Relating to the Indebtedness to Further Additional Redevelopment of the Property

Motion: VB, IL **Ayes:** SD, VB, IL, JR, MS, WS, and MT

Nays: **Abstentions:**

Comments: There no were comments or questions.

03-14-18H Resolution Authorizing the Camden Redevelopment Agency to Adopt a List of Pre-Qualified Attorneys for the Year 2018

Motion: JR, WS **Ayes:** SD, VB, IL, JR, MS, WS, and MT

Nays: **Abstentions:**

Comments: There were no comments or questions.

02-07-18C Resolution Rescinding Resolution 12-13-17A and Authorizing a Contract with XXX for the Demolition of the Camden Laboratories Building Located at 1662 Davis Street (Block 1392 Lot 33 on the City of Camden Tax Map) for an Amount Not to Exceed \$XXX Total Bid

Motion: IL, WS **Ayes:** SD, VB, IL, JR, MS, WS, and MT

Nays: **Abstentions:**

Comments: This resolution was withdrawn. There were no comments or questions.

02-07-18F Resolution Authorizing a Professional Services Agreement with Steven W. Bartelt for Appraisal Services in Connection with the Proposed Sale of Property in Lanning Square and the Central Waterfront for a Fee Not to Exceed \$3,600.00.

Motion: IL, JR **Ayes:** SD, VB, IL, JR, MS, WS, and MT

Nays: **Abstentions:**

Comments: This resolution was withdrawn. There were no comments or questions.

Public Comments

Ms. Williams asked for clarification of resolutions 03-14-18C and 03-14-18F, Mr. Harveson and Ms. Simpson responded. She also asked about the appraiser selected for resolution 03-14-18G.

Mr. Ali Sloan-El expressed congratulations to Commissioners Torres and Spearman then asked about the number Camden residents who may be hired to as part of the demolition contract associated with resolution 03-14-18C. Commissioner Leonard responded, providing an update on local hiring and other labor matters.

Old Business

None.

New Business

None.

Chairperson's Remarks and Observations

Chairperson Torres thanked all for a great meeting.

Adjournment

Commissioner Leonard stepped out of the meeting from 6:50 pm to 6:57 pm. Commissioner Spearman made a motion to adjourn which was seconded by Commissioner Ramos, all affirmed via voice vote and the meeting ended at approximately 7:09 PM.