

The Board of Commissioners of the City of Camden Redevelopment Agency held its Regular Monthly Meeting on Wednesday, August 9, 2017 Camden City Hall, City Council Chamber, in Camden, New Jersey.

Chairperson Marilyn Torres called the meeting to order at approximately 6:00 PM. Board Clerk Sulena Robinson-Rivera called roll. Vice Chair, Sheila Davis advised that Commissioner Bowman's absence shall be excused for medical reasons.

**Present:** MT, SD, MS, IL, and JR  
**Absent:**  
**Excused:** VB  
**Attendees:** Olivette Simpson, Michael DiPiero, Sulena Robinson-Rivera, Johanna Conyer, and James Harveson, CRA; George A. Feeney, resident 566 Benson Street, Camden, NJ, Ronald Torres

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-July 12, 2017

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

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

**Comments:** There were no comments or questions.

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

Date of Meeting- August 9, 2017

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

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

**Comments:** Ms. Olivette Simpson, Interim Executive Director, welcomed Chairperson Torres back from an extended medical leave. She communicated several noteworthy funding and project updates to the board including; a financing closing and subsequent construction start of the Pierre Building project at 3<sup>rd</sup> & Cooper Streets in the down town and a construction start of the Rowan University / Rutgers – Camden Board of Governors Health Science Center at the intersection Broadway and Martin Luther King Boulevard in Lanning Square. She also mentioned several environmental grants recently awarded to or with the assistance of the CRA, including a Waterfront Park in North Camden, the 7th and Kaighn Avenue site in Bergen Square, the Harrison Avenue Landfill site in Cramer Hill, and the Knox Gelatin site in North Camden. The 101 Haddon Avenue project in the down town was mentioned for achieving a milestone; namely, the State approving the sale of the property to the Camden County Improvement Authority as redeveloper, which will enable the project to go forward. There were no further comments or questions.

#### **Redevelopment Project Presentation**

The Director of Economic Development, Mr. James Harveson, explained new elements being introduced to the Cramer Hill Waterfront Park which is being redeveloped on the former Harrison

MT-Marilyn Torres  
Sharma

SD-Sheila Davis

MS-Maria

VB-Vance Bowman  
Ramos

IL-Ian Leonard

JR-Jose

Avenue landfill. He mentioned that the State Department of Environmental Protection (DEP) hosted an open house at the Kroc Center on July 24, 2017 to present among other things the Park design and plans to the community. He noted that Park plan balances active and passive recreation, community gathering spaces and ecological restoration of the river edge habitat. The conceptual plan for the Park comprises educational and historic features, as well as, exercise stations, including; a habitat conservation island, walking trails, kayak launch, fishing pond and plaza, playground, picnic area, sensory garden, amphitheater, summit vista and more. Mr. Harveson noted that safety as a chief concern, so that plans include the connectivity to the existing Eyes in the Sky monitoring infrastructure. And, also that the plans will include measures to discourage and prevent access to the site by all terrain and off road vehicles. He also mentioned that the State DEP will fund the Park by utilizing nearly \$30 million from fines collected from polluters and re-investing such funds in the Park. He further noted that construction is planned to begin in the spring of 2018 and the official opening of the Park is expected to occur in 2020. Commissioner Ramos asked specifics regarding the parking plans. Mr. Harveson will inquire regarding whether more parking than what is depicted in the plan is being considered. He also noted the Camden County Metro Police Department will patrol the Park and monitor activities via a closed circuit camera system.

**Resolutions for Review and Action**

**08-09-17A Resolution Authorizing a Professional Services Agreement with Woodard & Curran to Conduct a Preliminary Assessment at the City of Camden 7th & Clinton St. Park for an Amount Not Exceed \$ 3,500.00**

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

**Nays: Abstentions:**

**Comments:** There were no questions or comments.

**08-09-17B Resolution Designating George A. Feeney, III as Redeveloper of Block 1403, Lot 8 of the City of Camden Tax Map (564 Benson Street) Located in the Cooper Plaza Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper**

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

**Nays: Abstentions:**

**Comments:** There were no questions or comments.

**08-09-17C City of Camden Redevelopment Agency Resolution in Memoriam of Louis F. Quinones (1933 - 2017)**

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

**Nays: Abstentions:**

**Comments:** This resolution was walked on by the Board Chairperson, Marilyn Torres. She also moved this item up on the Agenda so that it was the first resolution to be considered for a vote by the commissioners. Ms. Torres asked all to observe a moment of silence in honor of former Commissioner Louis F. Quinones. Following the moment of silence, Madam Chairperson

MT-Marilyn Torres  
Sharma

SD-Sheila Davis

MS-Maria

VB-Vance Bowman  
Ramos

IL-Ian Leonard

JR-Jose

commenced reading the resolution in its entirety. She remarked that she worked with Mr. Quinones for a time at the Camden County Human Relations Commission. There were no questions or comments.

**Public Comments**

Mr. George Feeney thanked the Board of Commissioners for their approval of Resolution 08-09-17B designating him as redeveloper of 564 Benson Street.

**Old Business**

None.

**New Business**

None.

**Chairperson's Remarks and Observations**

Vice Chairperson thanked all Commissioners for their attendance and participation.

**Executive Session**

Board counsel advised of the need to enter Executive Session to discuss employment and legal matters. Executive session began at 6:27PM and concluded at 6:36 PM.

**Adjournment**

The meeting adjourned at approximately 6:37 PM on a motion made by Commissioner Sharma and seconded by Commissioner Leonard and affirmed via voice vote.

MT-Marilyn Torres  
Sharma  
VB-Vance Bowman  
Ramos

SD-Sheila Davis  
IL-Ian Leonard

MS-Maria  
JR-Jose