

The Board of Commissioners of the City of Camden Redevelopment Agency held its Regular Monthly Meeting on Wednesday, December 14, 2016, Camden City Hall, City Council Chamber, in Camden, New Jersey.

Chair Marilyn Torres called the meeting to order at approximately 6:01 PM. Board Clerk Sulena Robinson-Rivera called roll. Commissioners Davis and Ramos, joined the meeting following roll call at 6:04pm.

**Present:** MT, SD, MS and, IL

**Absent:** VB

**Excused:** JR

**Attendees:** Saundra Ross Johnson, Michael Watson, Brown & Connery Associate, Sulena Robinson-Rivera, Johanna Conyer, James Harveson, Olivette Simpson, and Kadeem T. Pratt CRA; Kelly Francis, Camden County NAACP; Tiwana Morris, 936 Collings Rd.

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- November 2 and 9 2016

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

**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 14, 2016

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

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

**Comments:** The Executive Director's report stands as submitted during the Caucus meeting in addition to Director Johnson's expression gratitude to the Commissioners who attended the CHOICE presentation. The City applied to the Federal CHOICE grant for \$30M and was awarded \$13M of the request. Some of the funds will be used toward the redevelopment of 50 units of for sale housing units and other activities as described in the grant application. Johnson also noted that Resolution 12-14-16G authorizing adoption of the 2017 budget was removed from the Agenda because the the budget submission was still under review by the State of NJ. A public hearing is required. A meeting of the Finance Committee will occur prior to the Public Hearing. A special meeting of the board will be scheduled, before December 31, 2016 to approve the budget. There were no further questions or comments.

#### **Redevelopment Project Presentation**

None.

**Resolutions for Review and Action**

**12-14-16A Resolution Recognizing the 10-Year Service Anniversary of Baoguo (Bob) Li with the City of Camden Redevelopment Agency**

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

**Nays: Abstentions:**

**Comments:** Mr. Li thanked the Commissioners for the recognition. Johnson and Director Simpson presented the resolution to Mr. Li. There were no further questions or comments.

**12-14-16B Resolution Designating Miller Fabricators, Inc. as the Redeveloper of Certain Properties in Block 399 on the City of Camden Tax Map, Located in the Gateway Redevelopment Area, and Authorizing a Cost Agreement and Redevelopment Agreement for the Expansion of Miller Fabricators, Inc.'s Existing Business at 1135 Mt. Ephraim Avenue**

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

**Nays: Abstentions:**

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

**12-14-16C Resolution Authorizing a Professional Services Agreement with Brownfield Redevelopment Solutions, Inc. to Provide Environmental Management Services on an Hourly Rate Basis for a Total Amount Not to Exceed \$150,000**

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

**Nays: Abstentions:**

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

**12-14-16D Resolution Authorizing a Professional Service Agreement with Steven W. Bartelt for Appraisal Services in Connection with the Proposed Sale of Certain Property in Block 399 on the Camden City Tax Map for a Cost Not to Exceed \$2,860 (10th & Sycamore Properties)**

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

**Nays: Abstentions:**

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

**12-14-16E Resolution Authorizing a Shared Service Agreement with the City of Camden for the Management of a US Environmental Protection Agency Brownfields Cleanup Grant in Connection with the Knox Meadows Phase 2 Site in the North Camden Brownfields Development Area**

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

**Nays: Abstentions:**

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

**12-14-16F Resolution Authorizing the Acceptance of a Deed for Property Known as 304-306 Cooper Street, Camden, New Jersey (Block 75, Lot 3 of the City of Camden Tax Map) from the City of Camden**

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

**Nays: Abstentions:**

**Comments:** Director Simpson noted for the record that the resolution respects block 75 lot 3. There were not comments or questions.

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

~~12-14-16G — 2017 Adopted Budget Resolution Camden Redevelopment Agency Fiscal Year:  
From January 1, 2017 to December 31, 2017 – Withdrawn~~

**Motion:**

**Ayes:**

**Nays:**

**Abstentions:**

**Comments:** This resolution was removed from the Agenda since the State of NJ opined on December 13, 2016, the CRA responded and await notice from the State of New Jersey. The changes did not affect any of the budget calculations. A public hearing is required which necessitates public notice in the local newspapers. A meeting of the Finance Committee will occur prior to the Public Hearing. A special meeting of the board will be scheduled, before December 31, 2016 to approve the budget.

**Public Comments**

Mr. Kelly Francis inquired of M&M's role with respect to resolution 12-14-16F. Director Simpson advised that M&M is the redeveloper.

**Old Business**

None.

**New Business**

None.

**Chairperson's Remarks and Observations**

None.

**Executive Session**

None.

**Adjournment**

The meeting adjourned at approximately 6:25 PM on a motion made by Commissioner Sharma and seconded by Commissioner Leonard and affirmed via voice vote.