

The Board of Commissioners of the City of Camden Redevelopment Agency held its Regular Monthly Meeting on Wednesday, February 8, 2017 Camden City Hall, City Council Chamber, in Camden, New Jersey.

Chair Marilyn Torres called the meeting to order at approximately 6:09 PM. Board Clerk Sulena Robinson-Rivera called roll. Commissioner Davis joined the meeting, via conference call line, at 6:14 PM. Commissioner Leonard exited the meeting, prior to adjournment, at 7:13 PM.

Present: MT, SD (via telephone), IL, MS and JR
Absent: VB
Excused:
Attendees: Saundra Ross Johnson, Mark Asselta, Sulena Robinson-Rivera, Johanna Conyer, James Harveson, and Olivette Simpson CRA; various members of public (see sign in sheet attached)

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-January 11, 2017

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

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. Minutes approved via voice vote.

Executive Director's Report

Date of Meeting- February 8, 2017

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

Nays: **Abstentions:**

Comments: The Executive Director's Report stands as presented at caucus. There were no further questions or comments.

Redevelopment Project Presentation

Ms. Johnson introduced, James Harveson, Director of Economic Development for the CRA, who introduced representatives, Phil Borst and Kevin Sheehan (Parker McKay) of Millennial Partners. Kevin Sheehan introduced the resolution requesting designation of Millennial Partners as redevelopers for the Former Camden Library at 5th and Federal Streets. Phil Borst, principle in Millennial Partners presented an executive summary and two renderings of the interior and exterior of the project site for the historic library. The redevelopment concept includes office space for Scorgio and Borst, Millennial Partners and other companies as well as a café bistro in the lobby of the library. They projected this project will create opportunities for small local businesses as well as jobs for Camden City residents. The proposed redevelopers are working with the Office of the Mayor to ensure compliance with affirmative action requirements. Mr. Borst estimates over 100 people will be employed in the space. Mr. Borst advised that they will work diligently to include as many Camden residents in that count. Mr. Borst and his partners started their business in Camden over 15 years ago and are excited to increase and expand their investments with this new enterprise. The chair opened the meeting to the public for questions specifically related to this presentation. Sheila Roberts, 578 Washington Street, Camden, NJ inquired regarding the historic status of the structure and the planned area for parking. Mr. Borst noted that the development will comply with all historic requirements. The parking for this project is planned to be located next to the library structure. They will confirm whether the structure is on the historic register at this time.

Redevelopment Project Presentation (cont'd)

Laverne Williams, 218 Branch Village, asked the types of offices will be located. Mr. Sheehan noted the Scungio Borst offices will be relocating there and other tenants who cannot be named at the time given their existing leases. She also inquired about the number of jobs that will be created for Camden residents and the time it will take to develop this project. Mr. Borst noted that many of the current employees who reside in Camden are included in the count. The schedule from the point of approval of financing is estimated to be about eight months.

Resolutions for Review and Action

02-08-17A Resolution Authorizing an Amendment to a Shared Services Agreement with the City of Camden for Planning Consulting Services to Extend the Term of the Agreement

Motion: IL, MS Ayes: MT, IL, JR, MS

Nays: Abstentions:

Comments: There were no questions or comments.

02-08-17B Resolution Authorizing an Amendment to a Shared Services Agreement with the City of Camden for the Central Waterfront Parking Project to Extend the Term of the Agreement

Motion: MS, IL Ayes: MT, IL, JR, MS

Nays: Abstentions:

Comments: There were no comments or questions.

02-08-17C Resolution Authorizing the Conveyance of Block 1369, Lot 64; Block 1373, Lot 4 and Block 1363, Lots 55 and 51 on the Camden City Tax Map (1773 and 1764 Norris Street and 1228 and 1238 Carl Miller Boulevard) in the Whitman Park Neighborhood to the City of Camden for Redevelopment

Motion: IL, MS Ayes: MT, IL, JR, MS

Nays: Abstentions:

Comments: Director Simpson read a correction into the record, one of the addresses should be 1764 Norris Street rather than 1774 Norris Street. There were no further comments or questions.

02-08-17D Resolution Authorizing the Acquisition of Certain Properties within Block 185 of the Camden City Tax Map and Located in the Lanning Square Redevelopment Area

Motion: IL, MS Ayes: MT, IL, JR, MS

Nays: Abstentions:

Comments: Director Johnson highlighted that there is a not to exceed amount of \$700,000 for the acquisition of these sites. She also noted correction of lots noted in the body of the resolution. A revision was made to reflect the correct address as XXXX. There were no further comments or questions.

02-08-17E Resolution Authorizing a Professional Services Agreement with Triad Associates for Relocation Consultant Services Associated with the Acquisition of Certain Properties in Block 185 of the Camden City Tax Map and Located in the Lanning Square Redevelopment Area

Motion: MS, JR Ayes: MT, IL, JR, MS

Nays: Abstentions:

Comments: Commissioner Davis asked whether Triad was present. Chairperson Torres advised they were not present. Ms. Davis asked where Triad will be making a presentation to the homeowners regarding the process for relocation. Ms. Johnson and Simpson confirmed. Ms. Davis asked whether the needs of tenants will be also be considered and addressed. Ms. Simpson confirmed. Ms. Davis asked whether or not the CRA has appraisals for the properties. Mr. Asselta noted the

appraisals are taking place now and many of the property owners have been contacted and are coordinating with the appraiser so that they may be present during the conversation. There were no further comments or questions.

02-08-17F Resolution Designating Nasir Butt as Redeveloper of Block 1432, Lot 9 of the City of Camden Tax Map (517 Trenton Ave.) Located in the Cooper Plaza Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

02-08-17G Resolution Designating Edward Samuels as Redeveloper of Block 1411, Lot 25 of the City of Camden Tax Map (648 Berkley Street) Located in the Cooper Plaza Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

02-08-17H Resolution Authorizing the Adoption of a List of Pre-Qualified Attorneys for the Year 2017

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

Nays: **Abstentions:**

Comments: There were no comments or questions

02-08-17I Resolution Designating Millennial Partners, LLC. As the Redeveloper of Certain Property Designated as Block 170 Lots 40 & 61 of the City of Camden Tax Map and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper for the Redevelopment of the Former Camden Public Library Building for Mixed Use Purposes

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

02-08-17J Resolution Authorizing the Acceptance of the Property Designated as Block 170 Lot 40 on the City of Camden Tax Map from the City of Camden for Purposes of a Redevelopment Project

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

02-08-17K Resolution Authorizing a Professional Services Agreement with Brown & Connery, LLP for the Provision of General Counsel Legal Services for both the Agency and the Board of Commissioner for Calendar Year 2017

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

Nays: **Abstentions:**

Comments: Mark Asselta thanked the Board of Commissioners for their confidence in his ability to represent its interest. There were no comments or questions.

Public Comments

Sheila Roberts asked who the redevelopers referenced in resolutions 02-08-17F and 02-08-17G were. Ms. Simpson noted the names identified, Mr. Samuels and Mr. Butt will be redeveloping the respective sites.

Mr. Keith Stewart of the Lanning Square West Crossing Over CDC asked on behalf of the eight property owners referenced in resolution 02-08-17D whether housing will be available for residents who desire to remain in the city of Camden. Ms. Johnson restated that TRIAD will perform individual assessments and confirm assessment for each household. Mr. Stewart asked whether another RFP will be issued for the redevelopment of the project site. Ms. Johnson confirmed. Mr. Stewart referenced the tenants of the CDC he represents and asked whether the group he represents will have the authority to select the redeveloper. Board Counsel and Ms. Johnson shared that the law prevents the group from sole authority to select, still the opportunity to contribute toward the decision making process exists. Mr. Stewart expressed concerns and contrasts regarding the terms input and authority.

Walter Jones, a property owner in block 185, asked when he can receive a copy of the appraisal. Mr. Perry Jenkins of 449 West Street inquired regarding the length of the process. Ms. Johnson noted the CRA is working to conclude as soon as possible. He also asked whether the CRA is offer fair market value. Ms. Simpson and Johnson confirmed that appraisals establish fair market value.

Kelly Francis, Camden County NAACP inquired about the funding source. He also added he is satisfied that the CRA is taking this action.

Ms. Roberts asked if the CRA could provide the property owners and tenants with known properties that are immediately available in the City of Camden.

Ms. Michelle Johnson, a property owner in block 185, asked whether both she and her son will be assisted since they both reside in the property. Ms. Simpson confirmed her son will be considered during the family assessment profile.

Ms. Danielle Pole, a resident of block 185, expressed trepidation regarding her family of five. She asked whether she needed to obtain an attorney. Mr. Asselta noted, under the law, her family would be entitled to tenant relocation benefits, and that she would have to decide about her need for counsel.

Commissioner Davis expressed a number of points related to the needs and desires of the residents of Lanning Square. She is a proponent of the community and will continue to monitor the process and demand each case be managed in a fair and equitable manner.

Old Business

None.

New Business

None

Chairperson's Remarks and Observations

None.

Executive Session

None.

Adjournment

The meeting adjourned at approximately 7:15 PM on a motion made by Commissioner Ramos and seconded by Commissioner Sharma and affirmed via voice vote.