

The Board of Commissioners of the City of Camden Redevelopment Agency held its Regular Monthly Meeting on Wednesday, July 12, 2017 Camden City Hall, City Council Chamber, in Camden, New Jersey.

Vice Chair Sheila Davis called the meeting to order at approximately 6:04 PM. Board Clerk Sulena Robinson-Rivera called roll. Commissioner Leonard participated via conference call line. Commissioner Bowman joined the meeting at 6:10 PM. Commissioner Leonard left the meeting at 6:16 PM.

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

Absent:

Excused: MT

Attendees: Olivette Simpson, Mark Asselta, Sulena Robinson-Rivera, Johanna Conyer, and James Harveson, CRA; Marc Riondino, City of Camden; Sean M. Brown, Olympia Rd. Camden, NJ; Q. Bethea, Camden, NJ; E. Thomas, Camden, NJ; Kelly Francis, Camden County NAACP

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-June 7 and 14, 2017

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

Executive Director's Report

Date of Meeting- July 12, 2017

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

Nays: **Abstentions:**

Comments: Ms. Olivette Simpson, Interim Executive Director, voiced gratefulness to the CRA Board of Commissioners for appointment of interim position. She noted that she's met with various members of the current administration including; the mayor and City Council President and CRA staff regarding the path forward including the leadership strategy. She noted, the transition report, drafted by her predecessor, Sandra Ross Johnson will be distributed during the August 2017 board meeting. She also thanked everyone for their participation and contribution to the retirement events honoring Ms. Johnson. She noted recently approved City Council actions that are germane to the CRA including an ordinance authorizing the removal of deed restrictions and reversionary language on 504 Stevens Street. There were no further comments or questions.

Redevelopment Project Presentation

Vice Chair asked Director of Economic Development, James Harveson, to introduce the Camden Renaissance Associates, LLC presentation. Mr. Harveson advised that Erin A. Szulewski, Esquire will speak to the updates to the project. He reminded all of some project background including; it is a 20-acre site for commercial, manufacturing, and light industrial end uses along Admiral Wilson Plaza, which will also include job creation and many goods and services that will benefit the residents of Camden. Ms. Szulewski added, the Redevelopment Agreement, in the beginning, involved retail development but was subsequently amended and restated to include other commercial and industrial uses. The board is being asked to authorize the purchase of property for a redevelopment project, a Right of Entry Permit, License and Indemnification Agreement for the same property and a First Amendment to an Amended and Restated Redevelopment Agreement relating to the property. In general, the First Amendment clarifies and affirms that the Redeveloper will pay the purchase price of the property and closing costs and will, after taking title to the property, diligently pursue the remediation of the property, including retention of a Licensed Site Remediation Professional (LSRP) at the sole cost and expense of the Redeveloper. The Redeveloper will also reimburse the DRPA for the cost of any additional remediation or reporting that the DRPA may be required to undertake. Vice Chair Davis asked for a copy of the amended redevelopment agreement. Ms. Simpson committed to providing the commissioners with the document. Commissioner Ramos wants to be sure the end use will be one that will surely provide jobs for residents of the City of Camden.

Resolutions for Review and Action

07-12-17A Resolution Adopting Amendments to the Bylaws for the City of Camden Redevelopment Agency Regarding Attendance at Meetings and the Term of Office for Officers

Motion: JR, MS **Ayes:** SD, MS, VB, and JR

Nays: **Abstentions:**

Comments: There were no questions or comments.

07-12-17B Resolution Ratifying and Authorizing a Further Extension of a Leave of Absence from Employment with the City of Camden Redevelopment Agency for Vincent Basara

Motion: VB, JR **Ayes:** SD, MS, VB, and JR

Nays: **Abstentions:**

Comments: Director of Finance, Johanna Conyer explained this is a routine requirement of the New Jersey Civil Service Commission. This requirement was established when Mr. Basara's leave of absence was approved. Commissioner Sharma asked when the decision regarding Mr. Basara's position will be known. Ms. Conyer advised that is yet unknown and to be determined. There were no further questions or comments.

07-12-17C Resolution Authorizing an Agreement with the Delaware River Port Authority ("DRPA") for the Purchase of Block 1201, part of Lot 1 and Block 1212, Lot 1 of the City of Camden Tax Map in the Admiral Wilson North Redevelopment Area; Authorizing a Right of Entry Permit, License and Indemnification Agreement with DRPA and Camden Renaissance Associates, LLC, ("Redeveloper") for Such Property and Authorizing a First Amendment to the Amended and Restated Redevelopment Agreement with Redeveloper Relating to Such Property

Motion: JR, MS **Ayes:** SD, MS, VB, and JR

Nays: **Abstentions:**

Comments: There were no questions or comments.

07-12-17D Resolution Authorizing a Professional Services Agreement with TRC Environmental Corporation For Licensed Site Remediation Professional Services in Connection with of

the New Jersey Department of Environmental Protection Office of Natural Resource Restoration's Closure and Redevelopment of the Balance of the Harrison Avenue Landfill in an Amount not to Exceed \$75,193.71

Motion: MS, VB Ayes: SD, MS, VB, and JR

Nays: Abstentions:

Comments: There were no comments or questions.

07-12-17E Resolution Authorizing a Professional Services Agreement with Brownfield Redevelopment Solutions, Inc. to Provide Environmental Management Services on an Hourly Rate Basis in an amount not to exceed \$150, 000

Motion: VB, MS Ayes: SD, MS, VB, and JR

Nays: Abstentions:

Comments: There were no comments or questions.

07-12-17F Resolution Authorizing the Addition of Interim Executive Director Olivette Simpson to the List of Authorized Signatories for the Agency's Accounts held At PNC Bank and the Removal of Retired Executive Director Saundra Johnson from Such List

Motion: JR, MS Ayes: SD, MS, VB, and JR

Nays: Abstentions:

Comments: There were no comments or questions.

Public Comments

Mr. Sean Brown of Olympia Rd., Camden, NJ asked, with respect to resolution 07-12-17A, for background on the changes to the bylaws. Board Counsel, Mark Asselta, indicated the amendments to the bylaws are regarding attendance at meetings to comply with Camden City Ordinance MC-5039 and to eliminate a term limit on officers. Mr. Brown asked how commissioners and officers are identified. Mr. Asselta noted commissioners are appointed by the governing body of the City of Camden which is City Council and the officers are elected at the annual meeting of the Agency from among the Commissioners of the Agency, and shall hold office for one year or until their successors are elected and qualified. Mr. Brown also asked the process a resident must undergo in order to acquire properties from the CRA. Ms. Simpson suggested began to describe the process which includes application to Business Growth and Development Team (BGDT) and suggested a follow up discussion with the Property Asset Manager, Ms. Sulena Robinson-Rivera. Mr. Brown also asked whether the CRA has considered hosting or participating in workshops or seminars geared to residents with the purpose of sharing resources and detailing the particulars of certain projects and processes. He added, the CRA might consider non-traditional methods for community outreach and volunteered to participate and contribute where applicable. Vice Chair Davis asked whether Mr. Brown has contacted his City Council representative and discuss organizing a variety of community meetings with his respective council member. Commissioners Davis and Ramos supported the notion of CRA participating in such forums.

Mr. Bethea of 2913 Berkley Street in Camden, NJ shared a number of challenges he's experienced while working to acquire privately owned properties in East Camden. City Attorney, Marc Riondino, suggested he contact the City of Camden office of City Properties for assistance. Mr. Bethea will follow up with Ms. Robinson-Rivera regarding acquisition of agency owned properties.

Mr. Francis asked for an update on the Lanning Square West project. Ms. Simpson noted the CRA is engaged in negotiations with each of the eight property owners. CRA has obtained a contract of sale for two of the property owners. The team, in partnership with the Housing Authority of the City of Camden and Section 8 have been advancing relocation of tenants. The Workable Relocation Assistance Plan (WRAP) has been submitted to the State of NJ for review and approval.

Old Business

None.

New Business

Commissioner Bowman recommended the CRA identify a member of staff to function as the point of contact for the community. Commissioner Ramos agrees with and strongly supports the strategy.

Chairperson's Remarks and Observations

Vice Chairperson thanked all Commissioners for their attendance and participation.

Executive Session

None.

Adjournment

The meeting adjourned at approximately 7:07 PM on a motion made by Commissioner Ramos and seconded by Commissioner Sharma and affirmed via voice vote.