

The Board of Commissioners of the City of Camden Redevelopment Agency held its Regular Monthly Meeting on Wednesday, October 11, 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.

Present: MT, SD, IL, and JR

Absent: VB, MS

Attendees: Olivette Simpson, Mark Asselta, Sulena Robinson-Rivera, Johanna Conyer, and James Harveson; Kelly Francis, NAACP; Keith Stewart, Lanning Square West Residents Associates; Rita Weber, Camden Business Contractors Association (CBCA); Sean Brown, 1686 Olympia Rd.

Ms. 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-September 6 and 13, 2017

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

Interim Executive Director's Report

Date of Meeting- October 11, 2017

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

Nays: **Abstentions:**

Comments: Ms. Olivette Simpson, Interim Executive Director noted the report stands as presented during the caucus meeting. There were no further comments or questions.

Redevelopment Project Presentation

None.

Resolutions for Review and Action

10-11-17A **Resolution Authorizing the Acceptance of Property Designated as Block 814 Lot 2 on the City of Camden Tax Map from the City of Camden in the Cramer Hill Redevelopment Area**

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

Nays: **Abstentions:**

Comments: There were no questions or comments.

10-11-17B **Resolution Authorizing a Professional Services Agreement with EnviroSure, Inc. to Conduct a Title Search, Legal Boundary Survey & Preliminary Assessment/ASTM Phase I Assessment on the City of Camden-owned Property Designated as Block 814 Lot 2 on the City of Camden Tax Map and Located in the Cramer Hill Redevelopment Area for an Amount Not Exceed \$9,800.00**

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

Nays: **Abstentions:**

Comments: There were no questions or comments.

Resolutions for Review and Action (cont'd)

10-11-17C Resolution Authorizing a Professional Service Agreement with Environmental Resolutions, Inc. to Prepare a Preliminary Assessment and Site Investigation / Remedial Investigation Work Plan for Block 405 Lot 1 of the City of Camden Tax Map for an Amount Not to Exceed \$10,305.00

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

Nays: Abstentions:

Comments: There were no questions or comments.

10-11-17D Resolution Introducing and Approving for Submission to the Director of the Division of Local Government Services the Agency's Proposed Budget

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

Nays: Abstentions:

Comments: There were no questions or comments.

10-11-17E Resolution Authorizing the Amendment of Various Remediation, Planning, and Acquisition Grants from the Camden Economic Recovery Board to Extend the Term of Such Grants

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

Nays: Abstentions:

Comments: There were no questions or comments.

10-11-17F Resolution Authorizing an Amendment to a Grant to the Rowan University/Rutgers-Camden Board of Governors for the Preparation of a Housing Demand Study to Include Additional Survey Work for an amount not to exceed \$22,500.00

Motion: IL, JR Ayes: MT, IL, and JR

Nays: SD Abstentions:

Comments: There were no questions or comments.

10-11-17G Resolution Authorizing the Transfer of Certain Property Designated on the Camden City Tax Map as Block 182, Lots 80 and 81; and Block 183, Lots 43 – 49 and Lot 50 Located in the Lanning Square Redevelopment Area to the City of Camden for Nominal Consideration

Motion: IL, JR Ayes: MT, IL, and JR

Nays: SD Abstentions:

Comments: Commissioner Davis asked Board Counsel whether this resolution could be tabled to allow the residents of Lanning Square to meet and understand the project prior to CRA voting on the resolution absent support from the residents of Lanning Square. Ms. Simpson, as requested by Commissioner Davis at the Caucus Meeting, stated that she had communicated with staff of Coopers Ferry Development and Keith Steward, President of the Lanning Square Residents Association. Cooper's Ferry held a park design meeting in May and manned an information table in September for the park improvements at the KIPP School. She understood a meeting will be held for the preliminary park plans with the community and residents. Board Counsel added a motion is on the table, therefore Commissioner Leonard must withdraw his motion in order to table the resolution. The vote was taken. Commissioner Ramos asked Ms. Simpson to inform the Commissioners when the meeting takes place, and she responded that she would do so and update the board. There were no questions or comments.

10-11-17H Resolution Authorizing the Transfer of Certain Property Known as WS Edmund, 69 So. Clinton and Designated on the Camden City Tax Map as Block 1424, Lot 27 in the Cooper Plaza Redevelopment Area to the City of Camden for Nominal Consideration

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

Nays:

Abstentions:

Comments: There were no questions or comments

Public Comments

Mr. Kelly Francis asked with respect to resolutions 10-11-17A & 10-11-17C whether the sites were vacant lots or structures. Mr. Harveson noted they are vacant lots. He asked regarding resolution 10-11-17G how the properties are currently used. Ms. Simpson described the property as incorporated within in an active existing City of Camden park. She remarked that this circumstance exists for both resolutions 10-11-17G and 10-11-17H, adding that the CRA properties are listed on the City's Recreation and Open Space Inventory and as such the use of the property is restricted. So, that, CRA in taking action to convey the property back to the City would result in the City owning the parks in their entirety.

Ms. Simpson recognized that CRA's has not communicated with the Lanning Square Residents Association every month, but would take steps to do so going forward. As to the 4th & Washington Street Park, Ms. Simpson expressed that the park improvements project is led by the County and City of Camden and CRA's participation/role is limited to the transfer of the property to the City. Mr. Stewart expressed concerns with CRA's ability to be transparent. Ms. Simpson reaffirmed CRA's commitment to the residents of Lanning Square and improved future communications where CRA's projects are involved. Chairperson Torres directed CRA to ensure the association receives meeting flyers and related information.

Mr. Brown made an appeal to the Commissioners to consider other means for the CRA to inform, advise, and educate residents on CRA involved projects as well as how one goes about acquiring properties from the CRA, particularly communicating the availability of resources to Camden's entrepreneurial community. Mr. Brown updated all on the recent actions regarding the relocation of the methadone clinic to 6th & Atlantic Ave. He urged CRA not to support moving plans forward related to the methadone clinic.

Rita Weber reintroduced herself to the Board and shared her new position and the Barbara Kelley's successor with the Camden Business Contractors Association (CBCA). She also invited all to the association's next networking event, scheduled to occur on Thursday, October 19, 2017 from 5:30-8:00pm at South Jersey Credit Union located at 3rd & Market Streets. There were no further comments or questions.

Old Business

None.

New Business

None.

Chairperson's Remarks and Observations

Ms. Torres thanked Commissioners for their attendance. She also welcomed and thanked the members of public for attending. Ms. Torres also thanked CRA staff for its contribution to the more than \$125,000.00 collected for the Boricuas of New Jersey for Puerto Rico.

Executive Session

None.

Adjournment

The meeting adjourned at approximately 6:35 PM on a motion made by Commissioner Ramos and seconded by Commissioner Leonard and affirmed via voice vote.