

The Board of Commissioners of the City of Camden Redevelopment Agency held its Monthly Caucus Meeting on Wednesday, September 6, 2017 Camden City Hall, 13th Floor Conference Room, in Camden, New Jersey.

Chairperson Marilyn Torres called the meeting to order at approximately 6:05 PM. Johanna Conyer called roll.

Present: MT, SD, MS, and IL

Absent:

Excused: VB, JR

Attendees: Olivette Simpson, Mark Asselta, Johanna Conyer, and James Harveson, CRA; Kelly Francis, Camden County NAACP

Ms. Conyer 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-August 9, 2017

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

Executive Director's Report

Date of Meeting- September 6, 2017

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Olivette Simpson, Interim Executive Director requested that a Meeting of the Finance Committee be held on Monday, September 11, 2017 as the Agency goes into the fourth quarter of the year. Commissioner Sharma, Chair of the Finance Committee advised that she will contact the Director of Finance to coordinate time and availability of Committee members.

Redevelopment Project Presentation

Kevin Sheehan, Esquire, representing Charter School Management Inc. (CSMI) and James Harveson, Director of Economic Development addressed the CRA Board of Commissioners regarding a lease agreement entered into by CSMI and the CRA. The background discussion included CSMI's request to the CRA for use of CRA property to provide additional parking for their charter school activities located near 10th & Linden Streets. CRA and CSMI in 2016 entered into a short term lease for one year for CRA property located in Block 105 and at the time CSMI also expressed its interest in the purchase of these properties. The lease is now expired, circumstances have changed and the purchase of the land has not occurred. Mr. Sheehan advised that the Community Charter School (operator) has lost their State charter, but the owner of the property is marketing the charter school site to other charter schools or educational users. At this time, CSMI is seeking to lease the Block 105 properties for an additional year. The lease payment terms have increased from \$1,000 to \$1,200 per month. Mr. Sheehan added that the Community Charter School is currently leasing three classrooms and the gymnasium to nearby Mastery Charter

School. CSMI does not own the charter school buildings, which are owned by a real estate trust company. The owners are looking to sell the school buildings, but only to an education/institutional user.

Resolutions for Review and Action

09-13-17A Resolution Amending Resolution 03-09-16B to Extend the Term of a Lease with CSMI, L.L.C. for Properties in Block 105 of the City of Camden Tax Map and to Identify a Termination Date for the Designation of CSMI, L.L.C. as the Redeveloper of Such Properties

Motion: Ayes:

Nays: Abstentions:

Comments: There were no questions or comments.

Public Comments

Mr. Kelly Francis asked the status of the former Lanning Square West site. Ms. Simpson advised that CRA is currently negotiating with the owners and several relocations are being coordinated by Triad, CRA's relocation consultant. Board Counsel, Mark Asselta, added that the CRA has reached agreements with some of the property owners and negotiations are expected to conclude within 30 days at which time CRA could provide a more detailed report.

Old Business

None.

New Business

None.

Chairperson's Remarks and Observations

None.

Executive Session

None.

Adjournment

The meeting adjourned at approximately 6:15 PM on a motion made by Commissioner Leonard and seconded by Commissioner Sharma and affirmed via voice vote.