

The Board of Commissioners of the City of Camden Redevelopment Agency held a Special Meeting on Monday, January 29, 2018 Camden City Hall, City Council Chamber, in Camden, New Jersey.

Chair Marilyn Torres called the meeting to order at approximately 6:00 PM. Board Clerk Sulena Robinson-Rivera called roll.

**Present:** VB, SD, IL, JR, WS, MS and MT

**Absent:**

**Excused:**

**Attendees:** Olivette Simpson, Mark Asselta, Sulena Robinson-Rivera, Johanna Conyer, and James Harveson CRA; Anne M. Cummins and Tony Ewing, Liberty Property Trust; Kevin Sheehan, Parker McKay/LPT; Marc Riondino, City of Camden; Lavern Williams (1655 Park Blvd) and Shawn Burke, City of Camden Residents

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.

### **Reorganization**

General Counsel noted the reorganization process needed to be completed, during the last meeting of the Board, the Chairperson, Marilyn Torres, was voted in, so nominations for Vice Chair and Treasurer were sought. Commissioner Sharma nominated Sheila Davis for Vice Chairperson and Commissioner Ramos seconded the nomination. The Chair called for a vote, Commissioners Bowman, Leonard, Ramos, Sharma, Spearman and Torres voted, yes, while Commissioner Davis abstained from voting. Commissioner Davis nominated Commissioner Sharma for Treasurer and Commissioner Spearman seconded the nomination, the Chair called for a vote; all Commissioners voted, yes.

### **Review of Minutes**

**Dates of Meetings:** January 10, 2018, December 13, 2017, and December 6, 2017

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

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

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

### **Interim Executive Director's Report**

Date of Meeting- December 13, 2017

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

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

**Comments:** Ms. Olivette Simpson, Interim Executive Director introduced and welcomed Commissioner William W. Spearman to the CRA Board. She stated that a redevelopment presentation was to be given by representatives of Liberty Property Trust (LPT) for the Camden Waterfront Project in support of a resolution before the board. Jim Harveson of staff was asked to introduce the LPT representatives.

**Redevelopment Project Presentation**

James Harveson, Director of Economic Development, introduced Anne Cummings, Senior Project Manager, who updated the board as to the amendments requiring board approval to Liberty Property Trust Camden Waterfront Master Plan and site plan. The site plan relocates the hotel to a site that is closer to the Delaware River along Penn Street, and reconfigures prior uses on the site to allow additional space for two new commercial structures and a new parking structure. The Agreement between CRA and the NJ Economic Development Authority (NJEDA) requires that the CRA approve amendments or revisions to the Camden Waterfront Master Plan prior to NJEDA's approval. Commissioner Sharma asked whether retail stores will be included in the plan. Ms. Cummings shared that retail will be located on the ground floor of the hotel (a Hilton Garden Inn) and in the R3 building.

**Resolutions for Review and Action**

**01-29-18A** Resolution Establishing the Board of Commissioners' Meeting schedule for 2018

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

**Nays: Abstentions:**

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

**01-29-18B** Resolution Designating the Courier-Post Newspaper as the Official Newspaper for the City of Camden Redevelopment Agency

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

**Nays: Abstentions:**

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

**01-29-18C** Resolution Approving an Amendment to the Liberty Property Trust Camden Waterfront Master Plan Dated November 27, 2017

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

**Nays: Abstentions:**

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

**01-29-18D** Resolution Authorizing the City of Camden Redevelopment Agency to Accept the Conveyance of Part of Block 1210, Lot 2 of the City of Camden Tax Map and Vacated Portions of Berkley Avenue and Maplewood Street from the City of Camden in the Admiral Wilson Boulevard North Redevelopment Area for Purposes of Redevelopment

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

**Nays: Abstentions:**

**Comments:** Commissioner Ramos asked for an update of plans for the Admiral Wilson North redevelopment site. Mr. Harveson explained that the site will be home to various manufacturing, industrial, and light industrial uses. Actega North America is the most recent company that will be relocating its light manufacturing business to the site. There were no further comments or questions.

**01-29-18E** Resolution Authorizing the City of Camden Redevelopment Agency to Enter into a Professional Services Agreement with Brown & Connery for the Provision of General Counsel Legal Services for the Year 2018

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

**Nays:**

**Abstentions:**

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

**Public Comments**

Ms. Laverne Williams inquired about the reorganization, specifically the election of the Chairperson. Board Counsel provided an opinion. Ms. Williams also welcomed Commissioner Spearman and recalled past experiences with him related to his tenure as a member of Camden City Council. She also asked whether the size of the project is going to change and for clarity regarding Resolution 01-29-18C. Mr. Harveson responded that the site plan will change a bit, but the total square footage for retail as represented previously will remain the same. Ms. Williams asked with reference to Resolution 01-29-18D the type of end uses that will be onsite. Mr. Harveson responded that the Actega, a light manufacturing firm, plans to begin construction within 90 days or so, and that the Company will retain up to 80 jobs and create 25 new jobs. Ms. Williams asked whether the City or CRA will be paying for the development of this project. Ms. Simpson responded “no,” and added the City will be paid for the land. Ms. Williams referring to Resolution 1-29-18E asked how much Brown & Connery is being paid. Board Counsel advised the fee is \$170 per hour.

**Old Business**

None.

**New Business**

None.

**Chairperson's Remarks and Observations**

Chairperson Torres thanked all in attendance.

**Adjournment**

Commissioner Ramos made a motion to adjourn which was seconded by Vice Chair Davis, all affirmed via voice vote and the meeting ended at approximately 6:20 PM.