

The Board of Commissioners of the City of Camden Redevelopment Agency **held a Monthly Caucus Meeting on Wednesday, November 7, 2018** 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: SD, IL, JR, MS, and MT

Absent: VB

Attendees: Olivette Simpson, Sulena Robinson-Rivera, Johanna Conyer, James Harveson, and Mark Asselta; CRA, LaVerne Williams, 2655 Park Blvd; George Woolston, TapInto Camden

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 Meeting: October 3, 2018 and October 10, 2018

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

Interim Executive Director's Report

Date of Meeting: November 7, 2018

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Olivette Simpson, Interim Executive Director, informed the board of the status of the Liberty Property Trust and Subaru projects. She also advised that DEP will be providing the board with an update of the Cramer Hill Waterfront Park Project at the Board's Caucus meeting in December. The timetable for the Admiral Wilson Blvd project is unknown at this time. The Planning Board in October 2018 approved resolution regarding the CRA project involving the library on Federal Street and the closing is planned to occur by end of 2018. The Pierre project is 60% complete. The NJHMFA approved the financing for the Cooper Plaza Historic Homes project. We await notification regarding the award of tax credits for the 1800 Davis project. Commissioner Leonard asked when the Burger King on Linden Street will be completed. Ms. Simpson deferred to Mr. Harveson regarding the timeline.

Redevelopment Project Presentation

None.

Resolutions for Review and Action

11-14-18A Resolution Authorizing a Shared Service Agreement with the City of Camden for the Management of a US Environmental Protection Agency Brownfields Cleanup Grant in for the 7th & Kaighn Site

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Commissioner Davis asked about the type of redevelopment end use and the plan beyond the cleanup phase. Mr. Harveson advised the site is a non-residential purpose which also includes recreational uses. There were no further comments or questions.

11-14-18B Resolution Authorizing a Pre-Qualified List of Environmental and Engineering Firms to Provide Professional Environmental Services for 2018-2019

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Commissioner Davis asked about the method of advertisement for the project. Mr. Harveson advised that the project was advertised on the CRA website and in the Courier Post. Ms. Davis asked whether the CRA can directly inform the Camden City Business Association of CRA projects. Mr. Harveson acknowledged. There were no further questions or comments.

11-14-18C Resolution Authorizing Change Order #2 to the Contract with The Ambient Group, LLC for the Demolition of the Camden Laboratories Building Located at 1662 Davis Street (Block 1392 Lot 33 on the City of Camden Tax Map) for an Amount Not to Exceed \$181,590.00

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Chairperson Torres asked about the project plans once the clean-up takes place. Mr. Harveson reminded that the site will be an extension of the existing Whitman Park. Commissioner Sharma asked about the handling and disposal of the asbestos. Mr. Harveson advised that the contractor is professional and adhering to the requirements outlined in the plan in a contained manner. There were no further comments or questions.

11-14-18D Resolution Authorizing a Shared Service Agreement with the City of Camden for the Management of a US Environmental Protection Agency Brownfields Cleanup Grant for the Camden Laboratories Site

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: There were no comments or questions.

Resolutions for Review and Action (cont'd)

11-14-18E Resolution Approving the Assignment of Certain Redevelopment Obligations of Brandywine Operating Partnership L.P. to Cooper's Ferry Partnership Under a Sub-Redevelopment Agreement dated December 5, 2015 for the Development of the Subaru Headquarters and Subaru Training Facility on certain properties in Blocks 1458, 1459, 1463 and 1464 on the City of Camden Tax Map in the Gateway Redevelopment Area

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

Nays: **Abstentions:** SD

Comments: Ms. Simpson requested that the Board take action on this action, as time is of the essence. Commissioner Davis asked why CRA is not performing the task that Cooper's Ferry (CFP) is charged with and about the breakdown of payments to CRA and CFP. Board Counsel advised that CRA will earn 5% of a certain fee.

11-14-18F 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: **Ayes:**

Nays: **Abstentions:**

Comments: Commissioner Davis asked for the addresses of the properties. Ms. Simpson identified the addresses as: 520 Stevens Street, Block 180, Lot 6 (subject of this resolution), and WS Griffiee 69 N. Benson Street, Block 180, Lot 31 and 517 Benson Street, Block 180, Lot 33 (which conveyance was previously approved by way of Resolution 11-15-17F).

11-14-18G 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: **Ayes:**

Nays: **Abstentions:**

Comments: There were no questions or comments.

11-14-18H Resolution Designating Neighborhood Housing Services of Camden, Inc., a Non Profit, as Redeveloper of 605 Clinton Street (Block 1412, Lot 38 of the City of Camden Tax Map) Located in the Cooper Plaza Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Commissioner Davis asked whether this project is in the Cooper Plaza redevelopment plan. Ms. Simpson confirmed. Commissioner Davis asked whether the community was advised or made aware of this project. Ms. Simpson noted that the CRA did not make them aware but, will do so before the next meeting of the board. Commissioner Davis asked that, in the future, the community be made aware be CRA's practice prior to the resolution appearing on the caucus meeting agenda. Other Commissioners concurred and suggested CRA conduct community outreach in the future. There were no questions or comments.

Resolutions for Review and Action (cont'd)

11-14-18I Resolution Authorizing the Camden Redevelopment Agency to Enter Into A Contract with Mercadien. P.C. to Provide Financial Auditing Services for FYE 2018

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Ms. Conyer advised that the cost of the audit is just \$535.00 more than what the CRA paid last year. The CRA advertised for the service need in the Courier Post. There were no further questions or comments.

Public Comments

Ms. LaVerne Williams asked regarding resolution 11-14-18G, who the planning and consultant firm is and the project cost. She also asked about the project costs regarding resolution 11-14-18 and CRA's compensation for same. Ms. Williams supports the notion that residents in close proximity to projects should be advised of proposed projects and asked the number of Camden City residents that have been employed as a result of recent redevelopment projects.

Old Business

None.

New Business

None.

Executive Session

None.

Chairperson's Remarks and Observations

None.

Adjournment

Commissioner Leonard made a motion to adjourn which was seconded by Commissioner Sharma, and all affirmed via voice vote and the meeting ended at approximately 6:43 PM.