

The Board of Commissioners of the City of Camden Redevelopment Agency held its Regular Monthly Meeting on Thursday, November 12, 2015, at Camden City Hall, 16<sup>th</sup> Floor, Freeholder's Conference Room, Camden, New Jersey.

Chair Marilyn Torres called the meeting to order at approximately 6:03 PM. Board Clerk Sulena Robinson-Rivera called roll.

**Present:** MT, VB, SD, and MS  
**Absent:** KH, JR  
**Excused:** n/a  
**Attendees:** Saundra Ross Johnson, Mark Asselta, Sulena Robinson-Rivera, Johanna Conyer, James Harveson, Olivette Simpson, and Kyle Henry, CRA; Marc Riondino and Glynn Jones, City of Camden; LaVerne Williams of Branch Village and Thomas Wilson of 745 New Street

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- October 7 and October 21, 2015

**Motion:** SD, VB                      **Ayes:** MT, VB, SD, MS

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

**Comments:** Executive Director and Board Secretary Saundra Ross Johnson noted that vote was taken at the October 21, 2015 Special Meeting minutes make reference to a review of minutes; however, there were not any minutes to review. Ms. Torres asked all Commissioners if they had an opportunity to review the minutes.

All affirmed. There were no further comments or questions.

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

Date of Meeting- October 7, 2015

**Motion:** VB, MS                      **Ayes:** MT, VB, SD, MS

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

**Comments:** In addition to the previously supplied written report, Ms. Johnson wished all a Happy Thanksgiving and Holiday Season.

Director Johnson also updated all on a City Council Action that approved on 2<sup>nd</sup> reading the transfer of five properties for development to CRA.

1625 Federal Street's developer for the ResinTech project was unable to attend and present at the meeting. Director of Housing, Olivette Simpson provided an update to answer questions from last meeting on the Financing of the Pierre Building Project.

The Commissioners were also advised that the Former Lanning Square West property received two responses to the RFP. The CRA and Community Stakeholders met to discuss and review the proposals. It was determined that both proposals are still under review as to the end use.

**Resolutions for Review and Action**

**11-12-15A Resolution Authorizing the Termination of an Option Agreement with Conifer Realty LLC for the Agency's Purchase of Block 1394, Lot 2.03 on the Camden City Tax Map For a Residential Housing Project**

**Motion: VB, SD**

**Ayes: MT, VB, SD, MS**

**Nays:**

**Abstentions:**

Commissioner Sharma asked whether there was a Plan B for this site. Director Simpson explained that the site is not owned by the CRA, but Conifer Realty LLC. The project development depended upon the CHOICE grant award as expressed in the Option Agreement. Since CHOICE funds were not awarded, the Option Agreement expressed that Conifer Realty LLC would be released from the Option Agreement.

**11-12-15B Resolution Ratifying a Contract for Demolition Services with Winzinger Incorporated to Complete an Emergency Demolition in Response to a Notice of Unsafe Structure Received for 919 North 20<sup>th</sup> Street in the Cramer Hill Neighborhood (Block 853, Lot 56 of the Camden City Tax Map) for a Cost of \$36,500**

**Motion: MS, VB**

**Ayes: MT, VB, SD, MS**

**Nays:**

**Abstentions:**

Commissioner Bowman asked why CRA only requested a quote from two firms. Director of Finance, Johanna Conyer explained, this was a time sensitive matter, thus CRA made a request of two extremely experienced demolition firms.

**11-12-15C Resolution Authorizing A Professional Services Agreement with Mercadien, P.C. for Financial Auditing Services for FYE 2015 for a Total Cost Not to Exceed \$39,060.00**

**Motion: SD, MS**

**Ayes: MT, VB, SD, MS**

**Nays:**

**Abstentions:**

Director Conyer advised that there was one proposal to the RFP. The price is \$120 less than the amount of the proposal last year. There were no comments or questions.

**11-12-15D Resolution Authorizing the Acceptance of a Grant in the Amount of \$42,454.00 from the Hazardous Discharge Site Remediation Fund for Remedial Investigation of the Camden Waterfront-East Gate Village Site (Block 81.06, Lots 3.01 & 3.02 and Block 80, Lot 5 of the City of Camden Tax Map**

**Motion: VB, MS**

**Ayes: MT, VB, SD, MS**

**Nays:**

**Abstentions:**

Director of Economic Development, James Harveson advised that this site is part of the recently publicized Liberty Realty property development. Commissioner Bowman asked whether the CRA will be compensated for this land. There are a number of environmental issues on the site and there is there is a pre-existing agreement between the CRA and the NJEDA which established a max sales price. There were no additional comments or questions

**Resolutions for Review and Action (cont'd.)**

**11-12-15E Resolution Authorizing a Professional Service Agreement with TRC Environmental Corporation for a Supplemental Remedial Investigation and Groundwater Investigation in Connection with the Harrison Avenue Landfill Solar Field (Block 809, Lot 7 of the City of Camden Tax Map) in an Amount Not to Exceed \$98,691.00**

**Motion: VB, SD Ayes: MT, VB, SD, MS**  
**Nays: Abstentions:**

There were no comments or questions.

**11-12-15F Resolution Authorizing the City of Camden Redevelopment Agency to Accept the Conveyance of Property Designated as Block 1392, Lot 33 of the City of Camden Tax Map from the City of Camden (Camden Labs Site)**

**Motion: MS, VB Ayes: MT, VB, SD, MS**  
**Nays: Abstentions:**

There were no comments or questions.

**11-12-15G Resolution Authorizing an Amendment to a Professional Services Agreement with Brownfield Redevelopment Solutions, Inc. for the Provision of Environmental Management Services Which Increases the Scope of Work for the Additional Amount of \$18,820.50**

**Motion: VB, SD Ayes: MT, VB, SD, MS**  
**Nays: Abstentions:**

Director Harveson advised that the contract amount will be paid from the CRA's US Environmental Protection Agency grants totaling approximately \$1million.

**11-12-15H Resolution Authorizing a Service Agreement with Legal Medical Staffing Services, Inc. for the Provision of Temporary Employment Services Billed on an Hourly Basis For A Total Cost Not to Exceed \$46,000.00**

**Motion: SD, MS Ayes: MT, VB, SD, MS**  
**Nays: Abstentions:**

Commissioner Sharma asked why the CRA selected a firm that focuses in Legal and Medical. Ms. Conyer explained, while their name suggests their focus is Legal and Medical, the CRA has used this firm in the past and it provides staff with various backgrounds, including administrative. Commissioner Bowman asked how often we need to use such services and whether or not CRA is short of staff. Ms. Johnson advised the CRA has utilized temporary services as needed, when shortages in staff dictate. Director Johnson advised that the CRA desires to maintain a resource to allow CRA to be prepared for an increase in workload.

Commissioner Bowman asked whether t the CRA looking to hire a permanent member of staff, perhaps a Camden resident to fill this need. Commissioner Bowman also asked why the CRA has not considered entering into a direct contract with individuals rather than entering into a contract with a company. CRA will look into whether or not it has the flexibility to take that action. Chairwoman Torres asked about the past performance with this firm. Director Conyer stated that the past performance was very good. Chairwoman Torres asked the, City Attorney, Marc Riondino, if there are any City Employees the CRA can borrow under the shared services agreement on an interim basis. He responded, not at this time.

### **Public Comments**

Ms. LaVerne Williams of Branch Village inquired about resolution 11-12-15A authorizing the Termination of an Option Agreement with Conifer Realty LLC. She asked when the site is to be redeveloped. Ms. Simpson advised that Conifer Realty LLC is seeking funding to develop the vacant land. In reference to resolution 11-12-15B, Ms. Williams questioned why only two firms were considered for demolitions. As, in her opinion, the amount quoted is a lot of money. Ms. Williams inquired about the purpose of HDSRF funds and why the Harrison Ave Landfill project is taking so long. She was reminded that the site is a former landfill and each phase requires remediation, as well, and there will be additional phases after this. In reference to resolution 11-12-15F, Ms. Williams asked for the location of the project. She was informed that it is in one of CHOICE neighborhood, Whitman Park. With respect to resolution 11-12-15G, she stated that she agreed with Commissioner Bowman, adding that, the CRA should look to hiring youth from the City of Camden to fill hiring needs.

There were no further comments or questions.

### **Old Business**

Boos, 7<sup>th</sup> & Linden Dollar Store site closed last month. The Mastery site, River & State is scheduled to close next week. Executive Director Johnson urged all to review the annual report distributed regarding the Cooper Rowan School of Rowan University.

### **New Business**

None.

### **Chairperson's Remarks and Observations**

Thank you for attending and for all the good work.

### **Executive Session**

None.

### **Adjournment**

This meeting adjourned at approximately 6:52 PM on a motion made by Commissioner. Sharma and seconded by Commissioner. Davis.

V1