

The Board of Commissioners of the City of Camden Redevelopment Agency **held a Monthly Caucus Meeting on Wednesday, March 6, 2019** Camden City Hall, City Council Chamber, in Camden, New Jersey.

Chairperson, Marilyn Torres called the meeting to order at approximately 6:03 PM. Board Clerk Sulena Robinson-Rivera called roll. Commissioner Bowman arrived after roll call at 6:06 pm. Commissioner Ramos stepped out of the meeting from 7:00 pm and returned to the meeting at 7:06 pm.

Present: VB, SD, JR, MS, and MT

Absent: IL

Attendees: Mark Asselta, Johanna Conyer, James Harveson, Sulena Robinson-Rivera, Olivette Simpson, CRA; Mr. & Mrs. Soudan, 324 Berkley Street; Keith Stewart, 312 West Street; Emily Givens, Maley Givens, Michael Pearson, Union Packaging; Kevin Sheehan, Parker McCay; George Woolston, TapInto Camden; Keith Walker, 316 Berkley Street; Dr. B. and Willie Anderson, 1237 Kaighn Ave; Kelly Francis, Camden County NAACP

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: February 6, 2019 and February 13, 2019

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

Interim Executive Director's Report

Date of Meeting: March 6, 2019

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Olivette Simpson, Interim Executive Director, reported to the board that two presentations from redevelopers, Union Packaging, LLC and Camden Renaissance LLC would be heard tonight.

Redevelopment Project Presentations

Union Packaging, LLC - James Harveson Director of Economic Development, introduced Mr. Michael Pearson, CEO of Union Packaging, LLC and its attorney Emily Givens of Maley Givens PC. Mr. Pearson noted that the company was initially going to acquire a different site within the City, but various factors prevented that transaction from proceeding.

Mr. Pearson described Union Packaging as a company that since 1999 designs, prints, manufactures, and ships folding cartons, box packaging, and disposable food containers to its customers in any location. Union Packaging as a full-service food packaging company serves a variety of industries with quality, large-volume food packaging solutions that are also sustainable.

Commissioner Ramos asked about the number of shifts employees work. Mr. Pearson advised they operate three shifts and the starting rate of pay is \$12-\$13 per hour. Commissioner Davis asked whether the firm has met with the community and how many employees are within the company and how many will be hired from the City of Camden. Mr. Pearson advised they have not met with the community, but are open to doing so. He also reported that the number of new hires is yet to be determined, but a workforce of 63 and expansion to 73 is expected. He advised that the company would conduct its due diligence, regarding the site.

Commissioners asked about the purchase price. Ms. Simpson and Mr. Harveson noted that a resolution to engage appraisal services to set the fair market value of the former Reliable Tire site is before the board for this meeting. Commissioners Bowman and Davis asked why the board is asked to take action on the project without certain information. Ms. Simpson reminded the Commissioners that this course of action is rather typical of the CRA. Ms. Simpson noted, Commissioner Bowman's suggestion that the CRA explore revising the approval process.

Ms. Simpson asked Mr. Pearson to speak to Union Packaging's workforce. Mr. Pearson noted the company's social commitment to focus on people, who were the hard to employ, including those that were recently released from incarceration, minorities, and people with disabilities.

Camden Renaissance, LLC: Mr. Harveson introduced Jeremy Fogel, a principal of, and Kevin Sheehan representing, Camden Renaissance Associates LLC (the Goldenberg Group). Camden Renaissance Associates, LLC was designated in 2014 as redeveloper of certain City and DRPA properties located on the north side of Admiral Wilson Boulevard. Mr. Fogel presented that the proposed redevelopment project originally called for the development of a supermarket and shopping center and CRA and Camden Renaissance entered into a redevelopment agreement, but the supermarket project did not go forward. He commented that due to market conditions in 2016, the redevelopment agreement was modified to allow for a wider range of commercial and industrial uses. Mr. Fogel reported that they are pursuing two users of the sites, but an extension of certain deadlines in the Amended and Restated Redevelopment Agreement with the CRA is needed that will allow these potential users time to evaluate the sites and to secure financing and other approvals. Commissioner Sharma asked how much additional time is needed. Mr. Fogel responded that Camden Renaissance is requesting a one-year extension of time.

Resolutions for Review and Action

03-13-19A Resolution Designating Union Packaging, LLC. as the Redeveloper of Block 1302 Lots 1 of the City of Camden Tax Map and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper for the Redevelopment of the Former Reliable Tire Site in the Gateway Redevelopment Area for Light Industrial Purposes

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: There were no further questions or comments.

03-13-19B Resolution Authorizing a Lease Agreement with the Parking Authority of the City of Camden for Temporary Surface Parking in Blocks 154 and 155 of the City of Camden Tax Map and Located within the Lanning Square Redevelopment Area

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Director Simpson presented the resolution, reporting that the Parking Authority of the City of Camden (PACC) proposes to enter into a lease agreement with the CRA to do temporary site improvements and create up to 250 new temporary surface parking spaces on vacant parcels owned by the CRA in Blocks 154 and 153 of the Lanning Square neighborhood. During Director Simpson's report out the board discussion proceeded. Commissioner Davis asked how long the lease is. Director Simpson advised that the term of the proposed lease is five months from May 1, 2019 to October 1, 2019, which is the duration of the BB&T Pavilion waterfront event/concert season. Commissioner Davis inquired about the type of material placed underneath the gravel on the site. Director Simpson described the proposed materials and improvements. Commissioner Davis recommended that the PACC and its team meet with the Lanning Square community prior to the next meeting of the CRA Board of Commissioners.

03-13-19C Resolution Authorizing a Professional Services Agreement with J. McHale & Associates for Appraisal Services in an Amount not to Exceed \$3,800.00 in Connection with the Proposed Sale of Certain Property Designated as Block 1302, Lot 1 of the City of Camden Tax Map in the Gateway Redevelopment Area

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: There were no further comments or questions.

03-13-19D Resolution Authorizing a Second Amendment to the Amended and Restated Redevelopment Agreement between the City of Camden Redevelopment Agency and Camden Renaissance Associates, LLC for the Redevelopment Project Located in the Admiral Wilson North Redevelopment Area

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: There were no further comments or questions.

Public Comments

Rev. W. Anderson of the Sword of the Spirit Church and introduced himself as stakeholder and leader of a community organization in the Gateway neighborhood. He remarked that he spoke with Mr. Pearson of Union Packaging after board presentation and that Mr. Pearson was amenable to arranging a tour of the company's facilities in Yeadon, PA and a community meeting respecting resolutions 03-13-19A and 03-13-19C.

Brother and Sister Sudan of the 300 Block of Berkley Street spoke in opposition to resolution 03-13-19B, specifically, the fact that they live directly across the street and the now open space is often used by the community. They spoke of having planted many of the trees on the site and would hate to see them damaged by the temporary parking use. She related that the area is family friendly and she is concerned that the use of the site as proposed will compromise the quality of life for all those residents in the immediate area.

Brian Coleman of 1259 Chase Street inquired as to whether the CRA has an obligation to notify the community of planned redevelopment and suggested it should make it a practice if that is not the protocol.

Keith Walker of 316 Berkley agrees with the Sudan's and added that there is a historic and generational connection to the land which is subject of resolution 03-13-19B. This is a site the community helps to monitor and keep clean and free of negative activity.

Keith Stewart of Lanning Square West Civic Association asked whether this will be annual arrangement and whether the Parking Authority will be seeking a similar least next year. Ms. Simpson will advise the Parking Authority to meet with community stakeholders before the next convening of the board.

Mr. Kelly Francis asked regarding resolution 03-13-19D if this is the site where the ShopRite was proposed. Mr. Harveson responded, yes. Mr. Francis asked who currently owns the site; Mr. Harveson noted the City of Camden and DRPA are the owners of the site.

Old Business

None.

New Business

None.

Executive Session

None.

Chairperson's Remarks and Observations

None.

Adjournment

Commissioner Davis made a motion to adjourn which was seconded by Commissioner Bowman, all affirmed via voice vote and the meeting ended at approximately 7:22 PM.