

The Board of Commissioners of the City of Camden Redevelopment Agency **held a Monthly Caucus Meeting on Wednesday, September 4, 2019** Camden City Hall, City Council Chamber, in Camden, New Jersey.

Chairperson Torres called the meeting to order at approximately 6:04 PM. Commissioner Bowman arrived after roll call at 6:12 pm. Board Clerk Sulena Robinson-Rivera called roll.

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

Absent: JR

Attendees: Olivette Simpson, Mark Asselta, Johanna Conyer, James Harveson, and Sulena Robinson-Rivera, CRA; Michael Sklencar and Diana Stanford, Jimmy B's; Mattie McKeith, New Life CDC; Mellanie Woods, Stephanie Fisher, Amy Noone, Triste Brooks, and Kevin Lau, Planned Parenthood; Mathew Daly and Digesh Patel, Mercadien; Rosemari Hicks, RHC Consulting; and Shon Jablonsky, Apple Tree Homes LLC;

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: July 10, 2019

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

Interim Executive Director's Report

Date of Meeting: September 4, 2019

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Olivette Simpson, Interim Executive Director offered her report would be deferred given the length of the Agenda until the regular board meeting next week. She, then asked the Director of Finance, Johanna Conyer, to introduce Mr. Patel and Mr. Daly from Mercadien to make the audit presentation.

Finance Division – Audit Report FY 2018 Presentation

Mercadien presented the FY 2018 Audit report, which concluded the CRA in compliance with various rules and regulations and no findings were reported; resulting in an unqualified opinion delivered by the auditors. The CRA board and Ms. Simpson recognized Johanna Conyer, as the Finance Director, and the Finance Division for their work and diligence.

Redevelopment Project Presentations:

Planned Parenthood of Northern, Central, and Southern New Jersey

Triste Brooks, Executive Director, introduced her team and described the Planned Parenthood proposal, which includes moving the organization's administrative offices from its Broadway location to MLK and building a new facility. Ms. Brooks expressed that this will allow Planned Parenthood to continue its 30-year history of providing services in Camden, and operate a more modern and efficient facility. She also expressed accessibility to public transportation is a key factor in the organization's location decision giving due consideration to its low-income, medically underserved client base. She noted the potential difficulties in the assembly of a site and requested CRA's assistance to acquire the properties for the new facility. The proposed redevelopment site is in Block 177, which includes six (6) vacant, unimproved parcels of which four (4) are in title to the CRA and City of Camden (Lots 43, 63, 65, and 42).

Ms. Simpson added that under the Lanning Square Redevelopment Plan, the new facility would be located in an area zoned as a Medical Support District and would be a permitted use. She noted as well the remaining two (2) privately-owned parcels (Lots 42 and 64) are not designated in the Lanning Square Redevelopment Plan for acquisition, and may only be acquired by the CRA by direct negotiations with the property owners.

Commissioners Bowman and Davis inquired regarding the private owners desire to sell the properties. After discussion, Board Counsel agreed to contact the owners to make a soft inquiry regarding their willingness to sell the vacant land to the CRA. Board Counsel will inquire and report out next week at the regular meeting.

New Life Community Development Corporation (NLCDC)

Mattie McKeith of NLCDC made a presentation, describing, in part, the organization's community development and engagement experience. Ms. McKeith expressed NLCDC proposes to acquire two single family dwelling units at 1529 Norris and 1531 Norris Street. CRA owns these properties. She remarked NLCDC has funding commitments from the City of Camden's HOME program and a private lender to substantially rehabilitate these units, and thereafter sell them to qualified homebuyers. She noted community meetings had been held, most recently on June 29, 2019, to provide updates and recruit local contractors and potential buyers.

Michael Sklencar d/b/a Jimmy B's on 38

Mr. Sklencar proposed to acquire two odd-shaped, vacant, and unimproved lots owned by the CRA. The properties located at 1344-1346 Kaighn Avenue are within the Parkside Redevelopment Area. He owns properties adjacent to the CRA lots. He reported some safety concerns regarding traffic at the busy intersection of Kaighn Avenue and Kenwood Avenue, and illegal dumping of tires and other nuisances at the site. Mr. Sklencar noted the lots would be improved with fencing, landscaping, and an area of off-street parking. He introduced his tenant, who maintains the CRA lots.

Resolutions for Review and Action Taken by the Board at the Caucus Meeting

09-04-19A Resolution Authorizing a Further Extension of a Leave of Absence from Employment with the City of Camden Redevelopment Agency for Vincent Basara

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

09-04-19B Resolution Authorizing a Professional Services Agreement with TRC Environmental Corporation for Licensed Site Remediation Professional Services at the former Harrison Avenue Landfill in an Amount not to Exceed \$99,965.20

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

09-04-19C Resolution Amending Resolution 06-12-19C to Correct a Statement About the Procurement Process Regarding a Professional Services Agreement with Steven W. Bartelt MAI, SRA, AI-GRS for Appraisal Services for Property Designated as Block 72 Lot 28 on the Camden City Tax Map in the Camden Downtown Redevelopment Area in an Amount not to Exceed \$2,850.00

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

09-04-19D Resolution Authorizing a Professional Services Agreement with Brownfield Redevelopment Solutions, Inc. to Provide Environmental Management Services on an Hourly Rate Basis for a Total Amount Not to Exceed \$150,000.00

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

09-04-19E Resolution Amending Resolution 06-12-19E to Change the Properties Included in the Rental Project to Block 1297, Lots 85 – 89; Block 1300, Lots 68 – 71, 94, 95 and 99 on the Tax Map for Development of the Parkside Multi-Family Rental and Mixed-Use Redevelopment Project

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

Resolutions for Review and Action To Be Taken at the Regular Board Meeting

09-11-19A Resolution Authorizing Acceptance of the Annual Audit For The Fiscal Year Ending December 31, 2018, as Prepared by Mercadien, P.C.

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: There were no comments or questions.

09-11-19B Resolution Certifying That Each Member of the City of Camden Redevelopment Agency Board of Commissioners Has Personally Reviewed the FYE 2018 Annual Audit Report.

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

09-11-19C Resolution Authorizing a Pre-Qualified List of Appraisal Companies for a Period of One Year Effective October 1, 2019 – September 30, 2020

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

09-11-19D Resolution Authorizing a Pre-Qualified List of Title Companies for a Period of One Year Effective October 1, 2019 – September 30, 2020

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

09-11-19E Resolution Designating Planned Parenthood of Northern, Central, and Southern New Jersey as Redeveloper of Property Designated as Block 177, Lots 42, 43, 44, 63, 64, 65 of the City of Camden Tax Map Located in the Lanning Square Redevelopment Area and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

09-11-19F Resolution Authorizing an Agreement with New Life Community Development Corporation, Inc. for the Sale of Block 1345, Lots 173 and 174 of the City of Camden Tax Map (1529 Norris and 1531 Norris Street) located in Whitman Park

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

09-11-19G Resolution Designating Michael Sklencar d/b/a Jimmy B's on 38, Inc. as Redeveloper of Block 1294, Lots 38 and 39 (1344-1346 Kaighn Avenue) of the City of Camden Tax Map Located in the Parkside Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

09-11-19H Resolution Authorizing a Professional Services Agreement with French & Parrello Associates to Prepare a Scope of Services for a Structural Engineering Survey, Asbestos, and Phase I Environmental Site Assessment for Block 1415, Lot 1 on the Camden City Tax Map in an Amount not to Exceed \$1,750.00

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

09-11-19I Resolution Authorizing a Professional Services Agreement with Renwick & Associates, for Appraisal Services for Block 273 Lot 19 of the Camden City Tax Map in the Central Waterfront Census Tract in an Amount not to Exceed \$2,500.00

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: There were no comments or questions.

09-11-19J Resolution Authorizing a Shared Services Agreement with the City of Camden Providing for the City of Camden Redevelopment Agency to Serve as the City's Agent for Property Acquisition in Connection with Charter School Expansion in the Cramer Hill Neighborhood and to Accept Title to the Property from the City as Needed for this Redevelopment Project

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: *Director Simpson requested through Chairwoman Torres Companion Resolutions 09-11-19J and 09-11-19K be withdrawn from the Agenda.* Commissioner Davis asked about the acquisition process; where the City Council is within the adoption/approval process, and to what extent the CRA has made efforts to locate the owners of the four properties. Director Simpson, Mark Asselta, and Jim Harveson advised the board of the acquisition process and efforts that will have to be taken to locate the owners. Director Simpson advised that an Ordinance to acquire these properties will be considered on First reading by City Council at its September 10th Meeting. She expressed the reason CRA's resolutions are being withdrawn are to allow time for the City to take action to authorize the acquisition of these properties.

Commissioner Leonard made a motion to withdraw this resolution, the motion was seconded by Commissioner Davis. There were no additional comments or questions.

09-11-19K Resolution Designating Camden Charter School Network As the Redeveloper of Block 955 Lots 6, 9, 10, and 16 of the City of Camden Tax Map and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper for the Redevelopment of Properties Located in an Area in Need of Rehabilitation in the Cramer Hill Redevelopment Area

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Commissioner Leonard made a motion to withdraw this resolution, the motion was seconded by Commissioner Davis. There were no additional comments or questions.

09-11-19L Resolution Authorizing the Sale of Certain Properties Pursuant to the Public Sale of Such Properties at Auction Held on September 10, 2019

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: There were no comments or questions.

Public Comments

Ms. Laverne Williams requested a copy of the resolutions that were withdrawn. Johanna Conyer provided Ms. Williams with copies of the resolutions.

Rosemarie Hicks inquired about resolution 09-11-19I and whether the information for the public sale will be made available. Director Simpson advised, yes.

Old Business

None.

New Business

None

Executive Session

None.

Chairperson's Remarks and Observations

None.

Adjournment

Commissioner Bowman made a motion to adjourn, which was seconded by Commissioner Davis, all affirmed via voice vote and the meeting ended at approximately 7:11 PM.