

The Board of Commissioners of the City of Camden Redevelopment Agency **held a Regular Monthly Meeting on Wednesday, September 11, 2019** Camden City Hall, City Council Chamber, in Camden, New Jersey.

Chairperson 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, Mark Asselta, Johanna Conyer, James Harveson, and Sulena Robinson-Rivera, CRA; Shon Jablonsky, Apple Tree Homes LLC; Stephanie Fisher, Triste Brooks, Mellanie Woods, Amy Noone, and Patricia Cook, Planned Parenthood; Mathew Daly and Digesh Patel, Mercadien; and Kelly Francis, PBCIP

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: JR, IL Ayes: SD, IL, JR, MS, and MT

Nays: Abstentions:

Comments: There were no comments or questions.

Interim Executive Director's Report

Date of Meeting: September 4, 2019

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

Nays: Abstentions:

Comments: Ms. Olivette Simpson, Interim Executive Director reported CRA conducted a successful audit on September 10, 2019, resulting in the sale of 50% of the properties exposed for sale. .

Redevelopment Project Presentations

None.

Resolutions for Review and Action

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: SD, IL Ayes: SD, IL, JR, MS, and MT

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: SD, JR Ayes: SD, IL, JR, MS, and MT

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: IL, SD Ayes: SD, IL, JR, MS, and MT

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: SD, IL Ayes: SD, IL, JR, MS, and MT

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

Nays: Abstentions: SD

Comments: Board Counsel, Mark Asselta reported that he spoke with the two private property owners who each expressed a willingness to negotiate with the CRA. Commissioner Davis added that members of the Lanning Square West Residents Association visited and contacted the owners (ABC Bail Bonds) regarding business relocation. Ms. Simpson clarified that acquisition of that business location is not part of the project plan, rather those sites the CRA is looking to acquire are vacant, unimproved parcels adjacent to the CRA owned properties. There were no additional 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: SD, IL Ayes: SD, IL, JR, MS, and MT

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: IL, SD Ayes: SD, IL, JR, MS, and MT

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: SD, JR Ayes: SD, IL, JR, MS, and MT

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: SD, IL Ayes: SD, IL, JR, MS, and MT

Nays: Abstentions:

Comments: There were no comments or questions.

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

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

Nays: Abstentions:

Comments: There were no comments or questions.

Public Comments

Ms. Laverne Williams requested a copy of the list of properties associated with the auction and the resolution authorizing the acceptance of the offers and inquired as to whether anyone would lose their home in the process. She also asked how much the properties are being sold for; referring to Resolution 09-11-19G. Ms. Simpson advised the vacant lots are being sold for \$5,000.00.

Director of Finance, Johanna Conyer acknowledged members of the Finance Department, Nural Williams and Deirdre Williams for their roles in the successful audit review.

Old Business

None.

New Business

Commissioner Sharma requested a Finance Committee meeting.

Executive Session

None.

Chairperson's Remarks and Observations

None.

Adjournment

Commissioner Leonard made a motion to adjourn, which was seconded by Commissioner Sharma, all affirmed via voice vote and the meeting ended at approximately 6:23 PM.