

The Board of Commissioners of the City of Camden Redevelopment Agency **held a Regular Monthly Meeting on Wednesday, June 12, 2019** Camden City Hall, City Council Chamber, in Camden, New Jersey.

Chairperson Torres called the meeting to order at approximately 6:01 PM. Board Clerk Sulena Robinson-Rivera called roll. Commissioner Leonard arrived after roll at 6:03pm.

Present: VB, SD, JR, and MT

Absent: IL, MS

Attendees: Olivette Simpson, Mark Asselta, Johanna Conyer, James Harveson, Carla Rhodes, and Sulena Robinson-Rivera; LaVerne Williams, 1655 Park Blvd; Susan Stukes, 416 Benson Street; Kevin Barfield, 414 Pfeiffer Street; Bridget Phifer and Christopher J. Gigliotti, Jr., 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: May 1 and 8, 2019

Motion: JR, SD **Ayes:** VB, SD, JR, and MT

Nays: **Abstentions:**

Comments: There were no comments or questions.

Interim Executive Director's Report

Date of Meeting: June 12, 2019

Motion: JR, VB **Ayes:** VB, SD, JR, and MT

Nays: **Abstentions:**

Comments: Ms. Olivette Simpson, Interim Executive Director shared the details of the Public Sale of CRA owned properties, which is scheduled to occur on Tuesday, June 25, 2019. She also remarked that the Agency is a committed partner and aligned with the City in moving forward redevelopment in Camden. She noted several initiatives working their way through the State legislature for renewed funding and resources for economic and residential development (example, \$65 MM for the Balanced Housing Program to re-direct funds to affordable housing). New Jersey's urban centers, such as Camden, Trenton, Paterson, Newark, Atlantic City have struggled for several years to secure "gap" financing for residential and economic development. She also remarked such measures will be available soon, and Camden is well-positioned with 7 designated Opportunity Zones and redevelopment plan areas for development. These are challenging, but exciting times for our city and the Agency is pleased to be part of the team continuing Camden's revitalization.

Redevelopment Project Presentation

Bridget Phifer and Chris Gigliotti of Parkside Business and Community in Progress (PBCIP) provided an update, related to the Resolution 06-12-19E. CRA, designated Parkside Urban Renewal LLC, an affiliate of PBCIP, as redeveloper of two scattered site multifamily rental and homeownership projects. The term of the designation extended for one year to December 31, 2018 is the subject of redeveloper's request. PBCIP asked for an extension of the redeveloper designation to enter into a redevelopment agreement by December 31, 2019. PBCIP's update cited efforts to the assembly of blighted properties by tax lien foreclosures and condemnation through the Abandoned Properties Act. Ms. Phifer recounted the several community development funders are supporting PBCIP's acquisition and development work; including the Neighborhood Revitalization Tax Credit program, Wells-Fargo, and others.

Ms. Phifer also reported its efforts with the State legislature for housing subsidies; which subsidies for affordable and mixed income housing, have not been available for nearly eight years. For both the multifamily and homeownership phases, the release of State funding is an opportunity to get their projects back on track. They intend to submit an application for tax credits for the multifamily phase in September 2019. When the market study for the homeownership phase is completed, PBCIP will confirm the price points for the sales phases (about \$80,000 to \$130,000).

Resolutions for Review and Action

06-12-19A Resolution Authorizing an Agreement with Camden County One-Stop/WorkFirst New Jersey to Participate in the Community Work Experience Program (CWEP)

Motion: JR, SD

Ayes: VB, SD, JR, and MT

Nays:

Abstentions:

Comments: Commissioner Bowman noted he is familiar with the program and suggest that the CRA provide permanent employment to participants. There were no further comments or questions.

06-12-19B Resolution Authorizing a Short Term Parking Lease and a Cost Agreement with CI Properties, LLC for Property Designated as Block 72 Lot 28 on the City of Camden Tax Map in the Camden Downtown Redevelopment Area

Motion: VB, SD

Ayes: VB, SD, JR, and MT

Nays:

Abstentions:

Comments: Commissioner Bowman asked the term of the agreement and what the cost agreement includes. Mr. Harveson advised that the term is for one year with two extensions and requires the lease holder make improvements and maintain the property as well as provide the appropriate insurance and indemnifications for the CRA against claims. Commissioner Bowman asked whether the CRA must return to the board for authorization upon receipt of the appraisal. Mr. Harveson confirmed it does not. There were no further comments or questions.

06-12-19C Resolution Authorizing 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: JR, SD

Ayes: VB, SD, JR, and MT

Nays:

Abstentions:

Comments: There were no comments or questions.

06-12-19D Resolution Authorizing a Professional Services Agreement with Sovereign Consulting, Inc. for Environmental / Licensed Site Remediation Services in Connection with the Remediation of the Knox Meadows II Site Located on a Portion of Block 746 of the City of Camden Tax Map in an Amount Not to Exceed \$46,160.00

Motion: SD, JR

Ayes: VB, SD, JR, and MT

Nays:

Abstentions:

Comments: There were no comments or questions.

06-12-19E Resolution Amending Resolutions 01-13-16E and 07-11-18D Which Designated Parkside Urban Renewal LLC as Redeveloper of Certain Tax Lots for Residential Development in the Parkside Redevelopment Area by Extending the Term of the Redeveloper Designation, Modifying the Redevelopment Projects and Authorizing a Separate Cost Agreement and Redevelopment Agreement for each Project

Motion: SD, JR **Ayes:** VB, SD, JR, and MT

Nays: **Abstentions:**

Comments: Commissioner Ramos expressed his support for this project. There were no further questions or comments.

Public Comments

Susan Stukes of 416 Benson Street asked about the plans for block 185 and requested update regarding the status of the RFP to be issued this summer for the site. Ms. Simpson advised that the project is on track and the target date for the issuance of the RFP is July 2019. Ms. Stukes expressed dissatisfaction with the maintenance of certain CRA properties with Lanning Square and asked how her group and the CRA could work collectively to mitigate the issues, as well as, combat nuisances with homelessness and drug activity occurring on a property adjacent to the CRA owned property. Director Simpson noted she will follow up with Ms. Stukes and arrange for a meeting to discuss. Commissioner Davis added that CRA should seek funds for lot maintenance. Also, she remarked a team in Lanning Square has been cleaning sites and she would like to explore ways to continue that initiative on CRA land with funds raised by CRA and others.

Ms. LaVerne Williams of 1655 Park Blvd asked regarding Resolution 06-12-19A for a definition of CWEP. She requested a copy of the tax map for Block 72, Lot 28, regarding Resolution 06-12-19E.

Mr. Kevin Barfield of 415 Pfeiffer and the NAACP, asked why the CRA has not considered managing the site under Resolution 06-12-19B as a parking lot. He also noted his support for resolution 06-12-19E.

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 Ramos, all affirmed via voice vote and the meeting ended at approximately 7:15 PM.