

The Board of Commissioners of the City of Camden Redevelopment Agency held its Reorganization and Regular Monthly Meeting on Wednesday, January 11, 2017 Camden City Hall, City Council Chamber, in Camden, New Jersey.

Chair Marilyn Torres called the meeting to order at approximately 6:00 PM. Board Clerk Sulena Robinson-Rivera called roll.

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

Absent: VB

Excused:

Attendees: Sandra Ross Johnson, Mark Asselta, Sulena Robinson-Rivera, Johanna Conyer, James Harveson, Olivette Simpson, and Kadeem T. Pratt CRA; Kelly Francis, Camden County NAACP; Gary Kanalstein, Rowan Rutgers Joint Board; James Lex, CCIA (Camden County Improvement Authority); Barbara Kelley, CBCA/BSCDC/WERC

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.

Reorganization

General Counsel, Mark Asselta, presided over the meeting and the nomination and vote for Chairperson meeting from approximately 6:03 to 6:05 PM Commissioner Ian Leonard moved to nominate Marilyn Torres as Chairperson; the motion was seconded by Commissioner Maria Sharma. All affirmed by way of a voice vote.

Chairperson Torres thanked all the commissioners for their votes of confidence and moved to preside over the meeting at approximately 6:06 PM. Chairperson Torres asked for nominations for Vice Chair. Commissioner Sharma moved to nominate Sheila Davis; the motion was seconded by Commissioner Javier Ramos. All affirmed by way of a voice vote. Chairperson Torres asked for nominations for Treasurer. Mr. Ramos nominated Commissioner Maria Sharma for the office of Treasurer; the motion was seconded by Ms. Davis. All affirmed by way of a voice vote.

Review of Minutes

Dates of Meetings- December 7, 14, and 23 2016

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

Nays: **Abstentions:**

Comments: 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- January 11, 2017

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

Nays: **Abstentions:**

Comments: Director Johnson noted, as part of her City Council actions related to the CRA update, the council resolution reappointing Commissioner Torres to the Camden Redevelopment Agency board and properties the City of Camden transferred to the CRA for a project related to Rowan Rutgers Joint Board redevelopment activities. Ms. Johnson advised that representatives from Camden County Improvement Authority (CCIA) would present a redevelopment project to the board. Ms. Johnson requested an Executive Session to update the board on a previously discussed legal matter and a contract matter. There were no further questions or comments.

Redevelopment Project Presentation

Director of Housing and Institutional Development, Olivette Simpson, introduced Gary Kanalstein, of Rowan Rutgers Joint Board and James Lex, CCIA (Camden County Improvement Authority) who presented the Proposed Broadway Project to the board. The project is located at the intersection of Broadway and Clinton Street, Block 1410 Lots 5-9 and 24-26 which is currently vacant land across from the KIPP Norcross School and Cooper Medical School of Rowan University. The project includes 9,000 square feet of retail space and off-street parking and streetscape improvements. Mr. Lex clarified that while the presentation reflects two options, the request for the board’s authorization is specific to Exhibit A which is a one story project for up to five retail and office spaces and approximately 20 off street parking spaces. Commissioner Sharma asked about the location of the delivery zone for the retail spaces. Mr. Kanalstein explained the delivery zone area is currently designed to be located in the rear within the parking area. Commissioner Ramos asked whether planned parking area is sufficient. Mr. Lex noted they maxed out the onsite parking spaces and are seeking additional parking areas. Commissioner Davis asked how many stories the structure will be. Mr. Kanalstein advised that the current leasing commitments are sufficient for a one story structure; however, if additional leases are secured the project may exceed the planned one story, 16 foot structure and include up to four stories of office and retail space. Commissioner Torres asked if a market survey of community amenities was prepared that can suggest retail spaces appropriate to the needs and desires of the neighborhood. Mr. Lex noted many options including gym/recreational space are being explored. Commissioner Davis clarified the neighborhood is Cooper Plaza, not Cooper Grant.

Resolutions for Review and Action

01-11-17A Resolution Designating the Camden County Improvement Authority as Redeveloper of Block 1410, Lots 24 – 26 and Lots 5 – 9 of the Camden Tax Map located in the Cooper Plaza Redevelopment Area and Authorizing a Cost Agreement and Redevelopment Agreement for Redevelopment of the Property for Retail/Commercial Use

Motion: JR, SD Ayes: MT, SD, JR, MS and, IL
Nays: Abstentions:
Comments: There were no questions or comments.

01-11-17B Resolution Authorizing the Acceptance of a Deed from the City of Camden for Property Known as 514 Broadway and 518 Broadway (Block 1410, Lots 7 and 9 of the Camden Tax Map) and Located in the Cooper Plaza Redevelopment Area

Motion: MS, SD Ayes: MT, SD, JR, MS and, IL
Nays: Abstentions:
Comments: There were no comments or questions.

01-11-17C Resolution Establishing the Board of Commissioners’ Meeting Schedule for 2017

Motion: MS, SD Ayes: MT, SD, JR, MS and, IL
Nays: Abstentions:
Comments: There were no comments or questions.

Public Comments

Mr. Kelly Francis asked whether the area described in resolution A is referring to Broadway and Berkley intersection. Director Simpson confirmed and shared a map of the area with Mr. Kelly. Mr. Kelly asked for an update on the Former Lanning Square redevelopment project. Director Johnson noted RFP for relocation specialists were advertised and identification of successful consultant will occur soon

Old Business

None.

New Business

None.

Chairperson's Remarks and Observations

None.

Executive Session

An Executive Session was held to update the board on a previously discussed legal matter and a new contract matter. Commissioner Ramos moved and Commissioner Leonard seconded and all present agreed to enter Executive Session, via voice vote at 6:34 pm. Director Johnson asked that Director Simpson stay for the session. The session adjourned at 6:37pm on a motion made by Commissioner Sharma and seconded by Commissioner Leonard.

Adjournment

The meeting adjourned at approximately 6:40 PM on a motion made by Commissioner Sharma and seconded by Commissioner Leonard and affirmed via voice vote.