

The Board of Commissioners of the City of Camden Redevelopment Agency held its Regular Monthly Meeting on Wednesday, April 6, 2016, at Camden City Hall, 16th Floor Conference Room, Camden, New Jersey.

Chair Marilyn Torres called the meeting to order at approximately 6:05 PM. Board Clerk Sulena Robinson-Rivera called roll.

Present: MT, SD, VB, KH, IL, JR (via telephone), and MS

Absent:

Excused:

Attendees: Sandra Ross Johnson, Mark Asselta, Sulena Robinson-Rivera, Johanna Conyer, James Harveson, Olivette Simpson, and Kadeem Pratt CRA; Marc Riondino, Glynn Jones, City of Camden; Kevin Sheehan, K. Golden, Liberty Property Trust; Juan Burgos, NJEDA; Rosemarie Hicks and Barbara Kelley, CBCA/WERC; and Laverne Williams, 218 Branch Village

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 Meetings- March 2 and March 9, 2016

Motion: **Ayes:**

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- April 6, 2016

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Ms. Johnson explained the Financial Disclosure Statements (FDS) mandatory requirements and advised all to register, complete, and submit their FDS forms before the April 30, 2016 deadline.

She also advised that meetings of the Finance Committee occurred. Commissioner and Treasurer Sharma described the committee established a practice which will provide commissioners with confirmation that matters have been reviewed and recommended by the Finance Committee.

Redevelopment Project Presentation

James Harveson provided a presentation related to Economic Development and Brownfield coordination. He defined technical terms such as Brownfield. He also provided background on the number of brownfield sites in the City of Camden and the 25 priority sites. He identified the various funding sources including the Federal and State governments. Jim shared that the CRA currently manages over 13 open grants totaling more than \$12.1 million.

Resolutions for Review and Action

04-13-16A Resolution Authorizing an Agreement with Camden County One-Stop/Work First New Jersey to Participate in the Community Work Experience Program (CWEP)

Motion: Ayes:
Nays: Abstentions:

There were no questions or comments.

04-13-16B Resolution Authorizing an Affiliation Agreement with Rutgers The State University School of Social Work/Transitions for Youth and Montclair State University Summer Housing and Internship Program (SHIP) 2016

Motion: Ayes:
Nays: Abstentions:

There were no questions or comments.

04-13-16C Resolution Authorizing a Professional Service Agreement with Renwick & Associates for Appraisal Services in Connection with the Proposed Sale of Certain Property in Block 105 on the Camden City Tax Map for a Cost Not to Exceed \$2,900.00 (10th & Linden Properties)

Motion: Ayes:
Nays: Abstentions:

There were no questions or comments.

04-13-16D Resolution Authorizing a Professional Service Agreement with Brownfield Redevelopment Solutions, Inc. to Develop a Brownfields Area-Wide Plan for the Mt. Ephraim Choice Neighborhood for an Amount not to Exceed \$164,674.00

Motion: Ayes:
Nays: Abstentions:

There were no questions or comments.

04-13-16E Resolution Authorizing an Application for and Acceptance of a Grant from the New Jersey Hazardous Discharge Site Remediation Fund for a Remedial Investigation of the Camden Laboratories Site (1667 Davis Street and designated as Block 1392 Lot 33 of the City of Camden Tax Map) in an amount not to exceed \$192,051.00

Motion: Ayes:
Nays: Abstentions:

There were no questions or comments.

04-13-16F Resolution Authorizing the Appointment of U.S. Bank National Association as Escrow Agent for the City of Camden Redevelopment Agency and to Establish Escrow Accounts in Connection with the Harrison Avenue Landfill Closure

Motion: Ayes:
Nays: Abstentions:

There were no questions or comments.

04-13-16G Resolution Authorizing the Adoption of a Pre-Qualified List of Environmental and Engineering Firms to Provide Environmental Services

Motion: **Ayes:**
Nays: **Abstentions:**

Commissioner Davis asked how the developer was selected. CRA advised they were selected by RFQ process. Commissioner Davis asked whether the CRA could give a courtesy call to Camden based businesses. There were no additional questions or comments. Saundra Ross Johnson, Executive Director expressed that the CRA could circulate and forward RFQ's to the CBCA

04-13-16H Resolution Authorizing the Amendment of Various Remediation, Planning, and Acquisition Grants from the Camden Economic Recovery Board By Extending the Term of Such Grants (\$1,935,072)

Motion: **Ayes:**
Nays: **Abstentions:**

Commissioner Davis asked that some define temporary parking. Director Simpson identified sites required for the Waterfront Entertainment complex during concert season. She was also asked to clarify what the neighborhood and redevelopment planning grant was used to fund. She advised that the Whitman Park neighborhood benefited. Commissioners also inquired regarding the mixed sites grant. Ms. Simpson informed that the mixed sites funds were used to acquire property in Lanning Square for the Health Science Center. There were no additional questions or comments.

04-13-16I Resolution Designating the Saint Joseph's Carpenter Society, Inc., a Non Profit, as Redeveloper of Block 1429, Lot 24 of the City of Camden Tax Map Located in the Cooper Plaza Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper

Motion: **Ayes:**
Nays: **Abstentions:**

The Commissioners requested a presentation by the redeveloper. CRA will arrange for the presentation to occur at the regular meeting. There were no additional questions or comments.

04-13-16J Resolution Authorizing a Professional Service Agreement with J. McHale & Associates, Inc. for Appraisal Services in Connection with the Proposed Sale of Certain Property Designated as Block 1429, Lot 24 and Block 1416, Lot 6 and the Proposed Acquisition of Block 1410, Lot 11 on the Camden City Tax Map for a Cost Not to Exceed \$4,000.

Motion: **Ayes:**
Nays: **Abstentions:**

There were no questions or comments.

Resolutions for Review and Action (cont'd)

04-13-16K Resolution Approving the Amendment to Redevelopment Agreement between City of Camden Redevelopment Agency and New Jersey Economic Development Authority; Amendment to Declaration of Easements, Covenants and Restrictions by City of Camden Redevelopment Agency and New Jersey Economic Development Authority; Replacement of Designated Developer Sub agreement between City of Camden Redevelopment Agency and Camden Town Center, LLC

Motion: Ayes:
Nays: Abstentions:

There were no questions or comments.

04-13-16L Resolution Approving the Termination of Redevelopment Agreement, the Termination of the Permanent Easement and the Termination of the Construction Easement with the Delaware River Port Authority regarding Block 81.05 Lot 1

Motion: Ayes:
Nays: Abstentions:

There were no questions or comments.

Public Comments

Laverne Williams requested clarification regarding location for resolution 04-13-16D. Jim Harveson acknowledged the service agreement with Brownfield Redevelopment Solutions included the entire Whitman Park neighborhood and resolution 04-13-16E included specifically the Camden Labs site, near Brim School. She asked whether 04-13-16I included the same list of environmental firms mentioned in a previous meeting. Commissioner Leonard and Jim Harveson both confirmed, yes.

Old Business

None.

New Business

None.

Chairperson's Remarks and Observations

Executive Session

None.

Adjournment

This meeting adjourned at approximately 7:39 PM on a motion made by Commissioner Bowman and seconded by Commissioner Leonard.

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