

The Board of Commissioners of the City of Camden Redevelopment Agency held its Monthly Caucus Meeting on Wednesday, June 1, 2016, at Camden City Hall, 13th 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, IL, and MS

Absent: VB, KH, JR

Excused:

Attendees: Saundra Ross Johnson, Mark Asselta, Sulena Robinson-Rivera, Johanna Conyer, James Harveson, Olivette Simpson, and Kadeem Pratt CRA

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- May 4 and May 11, 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- June 1, 2016

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Johnson shared that revisions to the ShopRite project are required and it is likely that a resolution will come before the board in July or August 2016. Some of the challenges are related to the developer's inability to meet the stringent labor and financial underwriting requirements of the EOA funding.

Redevelopment Project Presentation

There were no project presentations.

Resolutions for Review and Action

06-08-16A Resolution Authorizing the Acceptance of Property Known as 771 Haddon Avenue, Camden, N.J. (Block 1279.01 Lot 3 of the City of Camden Tax Map) From the City of Camden and Amending Resolution 12-09-15A to Include This Property In a Redevelopment Project to be undertaken by NFI Real Estate, LLC for the Development of a Food Production Facility

Motion: Ayes:

Nays: Abstentions:

Comments: Board counsel acknowledged a typo regarding the address; 771 Haddon should reflect 1771 Haddon Ave. Commissioner Davis whether the CRA has the results of the parking agreement between the redeveloper and the church in writing. Director Johnson will seek a copy. Ms. Davis also inquired regarding the need for condemnation. Jim Harveson advised that the CRA is not the entity moving on the condemnation; in fact the City of Camden is executing its authority for a public utility purpose. Ms. Sharma and Davis asked if site photos were available for review. There were no further questions or comments.

06-08-16B Resolution Authorizing a Professional Services Agreement with T & M Associates to Conduct a Preliminary Assessment/Phase I Building Materials Survey and Site Investigation Workplan at 1800 Davis Street, Camden, N.J. (Block 1395 Lot 39 of the Camden City Tax Map) for a Cost not to exceed \$25,350.00.

Motion: Ayes:

Nays: Abstentions:

Comments: There were no questions or comments.

06-08-16C Resolution Authorizing a Professional Services Agreement with Dresdner Robin to Prepare a Remedial Investigation Report and Remedial Action Workplan for Block 81.06 Lots 3.01 & 3.02 and Block 80 Lot 5 of the Camden New Jersey Tax Map (Camden Waterfront-East Gate Village Site) for a Cost not to exceed \$42,454.00

Motion: Ayes:

Nays: Abstentions:

Comments: This resolution is related to the \$1billion waterfront development project being developed by Liberty Trust. There were no further comments or questions.

06-08-16D Resolution Authorizing a Professional Services Agreement with TRC Environmental Corporation For a Supplemental Remedial Investigation and - Additional Tasks For the Balance of the Harrison Avenue Landfill (Block 809 Lot 7 of the City of Camden Tax Map) for an amount not to exceed \$206,356.00.

Motion: Ayes:

Nays: Abstentions:

Comments: This is being funded via a grant and involves 52 acres of land that is not part of the KROC site. DEP is the lead investigator. Commissioner Leonard asked whether the plans still include development of a solar field. Director Johnson confirmed and added that three more phases of the project site include; recreation space, solar field, and wetlands conservation. Director Johnson also described the actions CRA has taken to enforce proper transport of earth to and from the site.

06-08-16E Resolution Authorizing a Contract with XXX to Operate, Manage, and Administer the City of Camden's Safe and Clean Business Corridors Program in An Amount Not To Exceed \$XXX

Motion: Ayes:

Nays: Abstentions:

Comments: The resolution title noted on the agenda was incorrect, the correct title, as noted on the resolution, was read for the record during the meeting. Commissioner Torres asked why the XXX's were in the title of the resolution. Board Counsel acknowledged that the proposals were received on the same day of the Caucus meeting but have yet to be reviewed by the evaluation committee. Commissioner Davis asked whether CSSD was the group who executed the contract last contract term. Ms. Davis and Torres asked why the beneficiaries of this program are businesses rather than residents. The focus of the proposal includes multiple heavily traveled business corridors.

06-08-16G Resolution Authorizing the Purchase of 1800 Davis Street Camden, NJ (Block 1395, Lot 39 of the Camden City Tax Map) For Residential Development or Mixed Use Development for a Purchase Price of \$589,900.00

Motion: Ayes:

Nays: Abstentions:

Comments: Board Counsel is in the process of negotiating this contract and details to be discussed during Executive Session.

06-08-16H Resolution Authorizing a Joint Venture Agreement with Michaels Development Company, L.L.P. Regarding the Housing Implementation Entity for the Choice Neighborhoods Initiative Implementation Grant Program

Motion: Ayes:

Nays: Abstentions:

Comments: Director of Housing Olivette Simpson provided background on the application submitted in a prior year and the nuances between the applications this same group intends to submit to US HUD at the end of June 2016. For the housing component, a housing implementation entity, joint venture is a threshold requirement. Ms. Davis asked whether Michaels is going to be the management of the rental housing. Commissioner Torres expressed concerns with the management of other Michael's Development projects. The public nuisances cited by Commissioner Torres include prostitution, homeless loitering, inadequate security, and drunkenness. The advised the Executive Director to schedule a meeting with the developer to discuss these issues. Ms. Davis asked how Michael's was procured. Ms. Simpson advised that they were publicly procured. Commissioner Leonard suggested proposing conditions that Michaels must adhere to in an effort to prevent such activity taking place at this proposed development site.

06-08-16I Resolution Authorizing a Memorandum of Understanding with the City of Camden, the Housing Authority of the City of Camden, Coopers Ferry Partnership, and Center for Family Services, Inc. for the Choice Neighborhoods Implementation Grant Program

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson explained some of the value Coopers Ferry Development will bring to the program including open space planning and sustainability. The Center for Family Services will provide early childhood education services. Commissioner Davis asked whether the community was informed of any of the proposed activities. Ms. Johnson described the creation of the Mt. Ephraim Transformation Plan included focus groups and community meetings specifically for the Whitman Park community. The communities concerns identified in that process are included for implementation in this application. Commissioner Torres advised that she attended several of these meetings.

06-08-16J Resolution Authorizing Acceptance of the Annual Audit Report for the Fiscal Year Ending December 31, 2015, as Prepared by Mercadien, P.C.

Motion: Ayes:

Nays: Abstentions:

Comments: The auditors met with the CRA audit committee prior to the Caucus meeting. A draft of the 2015 Year End audit was distributed to all. Special attention was called to the recommendations and findings. This audit did not include any findings. The timing for submission to the Department of Community Affairs was delayed given the State of New Jersey, GASBY 68 rule changes with respect to pension payments. The auditors will present during the regular meeting next week and will be available to answer questions.

06-08-16K Resolution Certifying that each member of the City of Camden Redevelopment Agency Board of Commissioners has personally reviewed the FYE 2015 Annual Audit Report

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

06-08-16L Resolution Designating Michaels Development Company, I, L.P. as Redeveloper of 1800 Davis Street, Camden, N.J. (Block 1395, Lot 39 of the Camden City Tax Map) and Authorizing an Option and Redevelopment Agreement with the Redeveloper for A Residential Housing or Mixed Use Development in the Whitman Park Area

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

Public Comments

None.

Old Business

None.

New Business

There is a need to discuss contract matters and negotiations in Executive Session.

Chairperson's Remarks and Observations

Executive Session

Board Counsel advised that there were a legal and a personnel matters that required discussion. Commissioner Davis introduced a motion to go into Executive Session at 7:26 pm. Commissioner Leonard seconded. All were in favor.

Adjournment

The meeting was without quorum from 6:59 pm to 7:02 pm, while Commissioner Sharma excused herself from the meeting. This meeting adjourned at approximately 7:54 PM on a motion made by Commissioner Leonard and seconded by Commissioner Davis.