

The Board of Commissioners of the City of Camden Redevelopment Agency held its Regular Monthly Meeting on Wednesday, June 8, 2016, at Camden City Hall, 13th Floor Conference Room, Camden, New Jersey.

Chair Marilyn Torres called the meeting to order at approximately 6:01 PM. Board Clerk Sulena Robinson-Rivera called roll.

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

Absent: VB

Excused: KH

Attendees: Sandra Ross Johnson, Mark Asselta, Sulena Robinson-Rivera, Johanna Conyer, James Harveson, Olivette Simpson, Kadeem Pratt, and Brittney Brown CRA; Marc Riondino, City of Camden; Brian Coleman, 1269 Chase St.; Barbara Kelley, CBCA; Digesh Patel, Warren A. Broudy, Mercadien Group; Charles Valentine, Victor D. Figueroa, HACC; Lavern Williams, 218 Branch Village; Shawn Burke, 2926 N. Congress; and Rita Weber, Urban Promise/CBCA

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

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 8, 2016

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

Nays: **Abstentions:**

Comments: Ms. Johnson added to the report submitted during Caucus, that two presentations are on the agenda; one by the Housing Authority and another by the CRA auditor, Mercadien Group, will present highlights of the audit report. She expressed appreciation to the CRA Finance staff for their diligence, hard work, with respect to the audit process.

Redevelopment Project Presentation

Charles Valentine of the Housing Authority of the City of Camden, with the assistance of Director of Housing, Olivette Simpson presented and overview of the CHOICE application with an emphasis on the Housing compliment of the \$30 Million application. The \$30M is expected to leverage about \$300,000. The application has three components Housing, People, and Neighborhoods. Maps of the 1800 Davis site were distributed. The concept includes development of two midrise buildings comprising 50 residential units each and commercial and retail space on the ground floor of each. Proposed commercial uses include a medical day care. Commissioner Davis asked how the community was involved. Mr. Valentine advised the team hosted several meetings and conducted a number of surveys over a two - year period. Commissioner Torres asked whether this plan is the same that was submitted last year. Mr. Valentine confirmed it was.

Resolutions for Review and Action

06-08-16A Resolution Authorizing the Acceptance of Property Known as 1771 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: MS, IL Ayes: MT, MS, IL, and JR

Nays: SD Abstentions:

Comments: Commissioner Davis articulated concerns regarding the use of Eminent Domain to acquire the site and asked whether the owner was notified by either the CRA or City of Camden, and if so, what method of communications was used. City Attorney, Marc Riondino advised they followed the appropriate written communication actions as prescribed by law. The small non-residential sites are being acquired to support the current utility infrastructure improvements in progress. Board Counsel advised that sending certified mail to the address of record per the Tax Collector's office is the typical form of communication. 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: SD, IL Ayes: MT, SD, MS, IL, and JR

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

Nays: Abstentions:

Comments: There were no questions or comments.

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

Nays: Abstentions:

Comments: There were no questions or comments.

06-08-16E Resolution Authorizing a Contract with Camden Special Service District to Operate, Manage, and Administer the City of Camden's Safe and Clean Business Corridors Program in An Amount Not To Exceed \$412,762.88

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

Nays: Abstentions:

Comments: There were no questions or comments.

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

Nays: Abstentions:

Comments: There were no questions or comments.

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

Nays: Abstentions:

Comments: Commissioner Torres asked how much Michaels Development will receive for their role in this project. Mr. Valentine advised their compensation will be \$15Million. There were no further questions or comments.

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

Nays: Abstentions:

Comments: There were no questions or comments.

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

Nays: Abstentions:

Comments: There were no questions or comments.

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

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

Nays: Abstentions:

Comments: Representatives from the Mercadien Group provided a brief presentation of the CRA 2015 Year End report which was found to have met all appropriate accounting standards and free of any findings. They expressed gratitude and accolades to all contributors, especially the CRA Finance Department. Director of Finance, Johanna Conyer, acknowledged the outstanding efforts and attention to detail of her staff, Nural and Deirdre Williams There were no additional comments or questions.

Public Comments

Laverne Williams inquired about the role of Coopers Ferry Development as mentioned in resolution 06-08-16I. Ms. Simpson advised that Coopers Ferry Partnership will effectuate the coordination, oversight, and implementation of the neighborhood improvements, programs, and activities. She also asked whether this project was associated with the \$30Million. Mr. Valentine affirmed.

Shawn Burke asked for the finer details related to the food industry proposed in resolution 06-08-16A. Mr. Harveson explained that the project site is larger than the two parcels that the CRA is contributing to the project and the end use includes packaging and a process for fresh foods. Mr. Burke also asked how NFI came to become involved with redevelopment in Camden. Mr. Harveson advised that NFI submitted a proposal to the Business Growth & Development Team (BGDT). CRA Counsel suggested Mr. Burke continue to track the project through the Planning Board process where many of his questions will be addressed more specifically. Mr. Burke asked whether resolution 06-0816H is a resubmission of the grant application that the city did not receive last year. Mr. Simpson confirmed. He also asked for clarity regarding the plans for the area TOD#1. Ms. Simpson and Mr. Valentine advised that the project will include mixed uses, a combination of 100 market rate and tax credit units with commercial and retail areas on the ground floor. Mr. Burke inquired regarding the market study prepared for this site. Mr. Valentine mentioned the appraisal firm identified a market that would support for sale of housing priced at \$112,500, and rental market up to 120% of area median income. Ms. Johnson noted the for sale housing will be located in Centerville. Mr. Burke asked how Michaels was selected and for clarity regarding their role. Mr. Valentine informed they were selected, roughly 24 months ago, through a public procurement process and they will focus on the development and management of the rental units. Mr. Burke asked about the development time and Mr. Valentine noted the project is planned to begin in 2017 and be completed in 2022. Mr. Burke asked a number of questions related to various funding sources. Ms. Johnson directed him to the NJ Economic Development Agency website, a resource which contains detail financial data related to these projects.

Victor Figueroa, Acting Director of the Housing Authority thanked the CRA and others for their support with writing the CHOICE grant application which is due to the Federal government on June 28, 2016. He noted the success of the Baldwin's Run multi-phase project as an example of how redevelopment improves the quality of life in distressed environments.

Barbara Kelly of CBCA (Camden Business & Contractors Association) distributed an affirmative action document she also shared with City Council. She suggested the CRA review and incorporates these guidelines into CRA documents and agreements.

Councilman Brian Coleman expressed his support for the affirmative action initiative put forth by the CBCA. He advised that his chief concern is that residents and local businesses be considered and included. As the sitting Councilman of the ward where the CHOICE grant application is directing its focus, he also supports the redevelopment activities associated with CHOICE grant application and believes it will address needs which is evidenced by the existing rental waiting lists for rental communities in the immediate area. With respect to resolution 06-08-16A, Mr. Coleman informed all that NFI will be growing and packaging fresh vegetables, as well as, providing jobs for residents.

Rita Webber, Development Officer at Urban Promise and CBCA member introduced herself and invited all to an upcoming networking event.

Old Business

None.

New Business

Director Johnson acknowledged a member of the CRA compliment of the Rutgers SHIP/SIP participants, Brittney Brown. She is a senior of Arcadia University with a Public Communications Major and supporting the CRA Real Estate Asset Management Team.

Chairperson's Remarks and Observations

None.

Executive Session

None.

Adjournment

This meeting adjourned, by voice vote, at approximately 7:17 PM.

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