

The Board of Commissioners of the City of Camden Redevelopment Agency held its Monthly Caucus Meeting on Wednesday, May 4, 2016, at Camden City Hall, 13th Floor Conference Room, 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, IL, JR, and MS

Absent: VB, KH

Excused:

Attendees: Saundra Ross Johnson, Mark Asselta, Sulena Robinson-Rivera, Johanna Conyer, James Harveson, Olivette Simpson, and Kadeem Pratt CRA; Marc Riondino, Glynn Jones, City of Camden; Laverne Williams, 218 Branch Village and Jonathan Latko, Cooper Grant Neighborhood Association

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- April 6 and April 13, 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- May 4, 2016

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Johnson shared that the CRA expressed written sympathy and condolences to the Bowman family.

She also provided updates related to recent City Council Actions associated with the CRA including the resolution related to the 2nd year of the City of Camden Clean & Safe Corridors initiative. City Council tabled a resolution related to the vacation of a portion of the street included in the NFI project. Director Johnson added that she had an opportunity to speak with Dr. Rev. Dana Green and confirmed that a meeting with the Developer is planned and the date for the meeting is being identified.

CRA continues to facilitate the land assembly required for the 1625 Federal Street project.

Ms. Johnson prepared the Commissioners for multiple resolutions they will review and receive at the June meeting, related to the preparation of the CHOICE grant application, due on June 28, 2016. Commissioner Davis inquired with respect to the geographic area the CHOICE application will target. Ms. Johnson advised the comprehensive application will include three neighborhoods; Centerville, Liberty Park, and Whitman Park.

Redevelopment Project Presentation

There were no project presentations.

Resolutions for Review and Action

05-11-16A Resolution Authorizing a Professional Service Agreement with One Atlantic Valuations for Appraisal Services in Connection with the Proposed Sale of Certain Property in Blocks 62, 62.01, 62.02 & 65 on the Camden City Tax Map for a Cost Not to Exceed \$2,250.00 - (Poets' Walk Project)

Motion: Ayes:
Nays: Abstentions:

The CRA issued a Request for Proposal (RFP) for remediation which is posted on the CRA website and was also shared directly with the Camden Business and Contractors Association (CBCA), bids are due to the CRA on May 12, 2016. Commissioner Ramos asked for clarification related to the process for preparing land. Some examples included environmental remediation and removal of debris caused by illegal and/or unauthorized dumping. There were no further questions or comments.

05-11-16B Resolution Authorizing a Shared Services Agreement with the City of Camden for Contract Administration of A Clean & Safe Business Corridors Program for the Contract Amount of \$10,000

Motion: Ayes:
Nays: Abstentions:

Director Simpson explained that this resolution is not related to the selection of the contractor, but to authorize the CRA to be compensated \$10,000 for administration of the contract. She added the initiative was a success and Camden Special Service District (CSSD) provided excellent service with respect to maintaining major corridors such as; Federal Street, Haddon Ave, Mt. Ephraim Ave, and Broadway. Commissioner Davis asked if CSSD is affiliated with Coopers Ferry Partnership and if any other firms applied to perform the services. Ms. Simpson advised that the CRA will widely circulate and post a RFP once the City Council takes action on the matter. The RFP will also be forwarded to CBCA for circulation. There were no further questions or comments.

Public Comments

Laverne Williams requested a copy of the property list associated with the resolutions. She also asked about the authors of the current CHOICE application. Ms. Johnson advised that many of the grant writers are the same and that the Housing Authority of the City of Camden (HACC) is the lead. Ms. Williams also asked about the proposed use and distribution of the grant funds and how the current HACC residents would be impacted. Ms. Johnson referred Ms. Williams to HACC regarding any strategies related to HACC residents.

Jonathan Latko, thanked all for approving resolution 05-11-16A so that the appraisal process can proceed without delay. He asked about the plan for selection of the redeveloper. Director Harveson explained that his role is specific to the remediation of the site and Director Simpson is lead regarding the redevelopment of the residential project. Ms. Simpson shared the options for selection includes direct selection of a redeveloper and solicitation of proposals. CRA intends to, as previously discussed, sell the land at appraised value. Mr. Harveson added that the CRA would like to be added to the schedule of an upcoming CGNA meeting so that he can provide an update on the project to the community, prior to the start of remediation. CRA attorney, Mark Asselta, added the RFP sets out timelines in the RFP that each respondent must adhere to

Old Business

A finance committee meeting will be scheduled for June 1, 2016 at 5pm for the purpose of reviewing the audit for fiscal year ending 2015. Director of Finance, Johanna Conyer informed all that new guidance has been issued, as well as, and slight changes to the DCA approval process. The audit resolution will be presented to the board during the June 8, 2016 meeting.

New Business

None.

Chairperson's Remarks and Observations

Executive Session

Board Counsel advised that there were some legal matters that required discussion. Commissioner Davis introduced a motion to go into Executive Session at 6:25pm. Commissioner Ramos seconded. All were in favor.

Adjournment

This meeting adjourned at approximately 6:35 PM on a motion made by Commissioner Sharma and seconded by Commissioner Leonard.

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