

The Board of Commissioners of the City of Camden Redevelopment Agency held a Regular Monthly Meeting on Wednesday, April 11, 2018 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. Commissioner Bowman arrived at 6:05 PM and was not present for the vote regarding the review of the minutes.

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

Absent:

Excused:

Attendees: Olivette Simpson, Mark Asselta, Sulena Robinson-Rivera, Jonathan Burgos, Johanna Conyer, and James Harveson CRA; Kelly Francis, Camden County NAACP; Pilar Hogan, SJCS

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 14, 2018

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

Interim Executive Director's Report

Date of Meeting- April 11, 2018

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

Nays: **Abstentions:**

Comments: Ms. Olivette Simpson, Interim Executive Director reminded all to file their 2018 Financial Disclosure statements by the deadline of April 30, 2018. Pursuant to a security concern raised by Commissioner Sharma, alternative locations for the monthly caucus meeting were explored. All board members agreed that the CRA caucus meetings are to be held in the City Council Chamber going forward.

The board was updated on the progress of the Camden Public Sector Housing Survey, which was commissioned in 2017. Participants from the public sector, included the Camden Redevelopment Agency, City of Camden, Camden Fire Department, Camden Housing Authority, Camden County Police Department, and the Camden School District. There were a total of 237 respondents to the survey. Ms. Simpson shared some of the preliminary findings. For example, nearly half of renters are likely to purchase a house in the next two years and as to perceptions of the City - over 90% of those responding believe that Camden will continue to improve over the next decade. She reported that final report is in draft, and will be finalized in May 2018. The next segment of the survey which focuses on existing Camden residents will close on April 30, 2018, and an update will be provided to the board in May 2018.

Interim Executive Director's Report (cont'd)

Ms. Simpson asked Director of Economic Development to provide an update on the Cramer Hill Waterfront Park. Mr. Harveson reported that the Harrison Avenue Landfill is being transformed into a 62-acre waterfront park that includes shoreline protection, landfill closure, natural resource restoration and park construction. Tree cutting is complete. Clearing and chipping of cut trees, stump removal, other ground preparations, and installation of perimeter fencing will begin on or about April 2, 2018. Site grading and installation of an equipment corral and trailer compound will begin April 9. Additional activities include offsite disposal of drums containing contaminated soil and remediation of an area where petroleum product will be excavated. The clearing and chipping resulted in the visibility of beautiful vistas of the Philadelphia skyline can be seen from the site.

Ms. Simpson reported that the 1800 Davis Street property owned by CRA will be re-submitted for a tax credit allocation to the NJHMFA in July. The CRA has an option agreement to enter into a redevelopment agreement with Michael's Development Company (MDC). CRA will be working with them toward a more competitive application. Commissioner Bowman asked whether this project was included in the CHOICE award. Ms. Simpson advised that it was not. He also encouraged the CRA to explore working with a variety of other developers. Commissioner Davis asked whether MDC will be in contact with community stakeholders. Ms. Simpson noted MDC conducted extensive outreach for the last application and she fully expects that they will do outreach for this submission.

Redevelopment Project Presentation

Pilar Hogan Closkey of St. Joseph's Carpenter's Society (SJCS) introduced herself and organization. SJCS, a nonprofit community and housing organization, strives to improve the quality of life of the people of the City of Camden and its surrounding communities by promoting affordable housing and neighborhood development. SJCS has renovated and sold 51 homes in the Cooper Plaza neighborhood. SJCS is requesting to acquire 515 So. 7th (Block 1414 Lot 66) from the CRA to rehabilitate and then resale the property to a qualified homebuyer. She described the scope of the rehab, including a three bedroom, one and half bathroom home. The project will be funded entirely by Neighborhood Revitalization Tax Credits (NRTC) funding and will not be encumbered by income or resale restrictions.

Commissioner Sharma asked questions related to the contractors SJCS uses, quality of workmanship related to flooring, resale restrictions and the internal inspection and monitoring practices they have in place. She made a request that SJCS's construction manager closely inspect flooring in the future. Ms. Hogan added that the 515 So. Street unit is 100% financed by NRTC and will not be subject to the restrictions Commissioner Sharma described. Commissioner Davis congratulated SJCS on their façade improvements to 107 homes in the City of Camden and inquired regarding number of minority and Camden based contractors they typically hire. Ms. Hogan advised that SJCS predominantly uses local minority and women owned contractors on their projects.

Resolutions for Review and Action

03-14-18A Resolution Authorizing an Agreement with Accent Fence, Inc. for the Supply and Installation of a Fence on 320 North Second Street (Block 65 Lot 103 of the City of Camden Tax Map) for an Amount Not to Exceed \$21,200.00

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

Nays: Abstentions:

Comments: This resolution was removed from the table and withdrawn.

Resolutions for Review and Action (cont'd)

04-11-18A Resolution Authorizing a Professional Services Agreement with TTI Environmental, Inc. for Preliminary Assessment / Site Investigation Services at Dominic Andujar Park (Various Lots on Blocks 12 and 14 of the City of Camden Tax Map) in an Amount Not to Exceed \$39,843.00

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

04-11-18B Resolution Amending Resolution 12-14-16B by Extending the Deadline for Execution of a Redevelopment Agreement in Connection with the Expansion of Miller Fabricators, Inc.'s Existing Business at 1135 Mt. Ephraim Avenue

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

Nays: **Abstentions:**

Comments: Commissioner Davis asked how long the extension will be. Mr. Harveson noted the extension is through September 30, 2018. There were no further comments or questions.

04-11-18C Resolution Designating Saint Joseph's Carpenter Society, Inc., a Non Profit, as Redeveloper of 515 So. 7th Street (Block 1414, Lot 66 of the City of Camden Tax Map) Located in the Cooper Plaza Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

Public Comments

Mr. Kelly Francis asked for an update regarding the Former Lanning Square West site located within block 185. Ms. Simpson reported that CRA and team consisting of Brown & Connery and TRIAD successfully acquired and relocated three of eight privately owned properties within block 185. CRA did acquire those properties strategically located to allow for maximum demolition and redevelopment. CRA will share a map of the site with Mr. Francis.

Old Business

None.

New Business

None.

Executive Session

Board Counsel advised of need to enter executive session for discussion of contract and possible litigation matters. Commissioner Ramos made the motion to enter into Executive Session and Commissioner Sharma seconded the motion at 6:31 PM. A motion made by Commissioner Ramos to resume the public portion of the meeting and the motion was seconded by Commissioner Sharma and affirmed by all at 6:34 PM.

Chairperson's Remarks and Observations

Chairperson Torres thanked all for a great meeting.

Adjournment

Commissioner Bowman made a motion to adjourn which was seconded by Commissioner Ramos, all affirmed via voice vote and the meeting ended at approximately 6:35 PM.