

The Board of Commissioners of the City of Camden Redevelopment Agency **held a Monthly Caucus Meeting on Wednesday, August 1, 2018** Camden City Hall, City Council Chamber, in Camden, New Jersey.

Chairperson, Marilyn Torres called the meeting to order at approximately 6:02 PM. Board Clerk Sulena Robinson-Rivera called roll. Commissioner Davis joined the meeting after roll call at 6:03pm.

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

Absent: VB, IL

Attendees: Mark Asselta, Johanna Conyer, James Harveson, Sulena Robinson-Rivera, and Olivette Simpson, CRA; LaVerne Williams, 2655 Park Blvd; George Woodruff, Tapinto Camden

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 Meeting: July 11, 2018

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

Interim Executive Director's Report

Date of Meeting: August 1, 2018

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Olivette Simpson, Interim Executive Director, reported to the board that Shared Services Agreement with the City which provides for affirmative action and compliance services was adopted by the City, and that work will now begin. She also reported that the CRA is moving to complete the process to close-out the Neighborhood Stabilization Program 2 grant with HUD. HUD conducted an on-site monitoring visit in May 2018. A HUD report was issued in July 2018, which contained no findings and HUD concluded that the program was well-run, stated goals were achieved, and grant was ready for close-out. She also reported that the Cooper Plaza Historic Homes Project (along Haddon and Washington Streets in Cooper Plaza) is now scheduled for closing in November 2018. For the 1800 Davis Street project, the redeveloper re-submitted a July 2018 tax credit application to the State's Housing & Mortgage Finance Agency to complete the project's financing (allocation decisions are expected by November 2018). Other activities include; the demolition for the Camden Labs building, the former Harrison Avenue landfill site restoration, and environmental investigations of Dominic Andujar Park and 7th & Clinton Street parks represent work that is moving forward.

Redevelopment Project Presentation

None.

Resolutions for Review and Action

07-11-18B Resolution Authorizing a Loan in the Amount of \$683,379.00 from the United States Environmental Protection Agency Brownfields Revolving Loan Fund for the Environmental Cleanup of the Harrison Avenue Landfill (Cramer Hill Waterfront Park)

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: There were no comments or questions.

08-08-18A Resolution Approving the Assignment of Certain Redevelopment Obligations of Brandywine Operating Partnership L.P. to Cooper's Ferry Partnership under a Sub-Redevelopment Agreement dated December 5, 2015 for the Development of the Subaru Headquarters and Subaru Training Facility on certain properties in Blocks 1458, 1459, 1463 and 1464 on the City of Camden Tax Map in the Gateway Redevelopment Area

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Ms. Simpson and Mr. Harveson provided the background. Mr. Harveson advised that Brandywine is the sub-redeveloper under Agreement with the CRA. Brandywine is requesting approval to assign its redeveloper obligation under the CRA's Agreement to Coopers Ferry Partnership (CFP) to build the City's Fleet Replacement Garage. It was explained that the City's Fleet Garage operations were relocated to the City's DPW building two years ago, which allowed the building of the Subaru training center on a portion of the former garage site. The site proposed for the replacement garage is 449 Kaighn Avenue, which is owned by the City. Commissioner Sharma asked whether Brandywine was financing the project, specifically, the work being performed by CFP. Mr. Harveson replied "yes". Commissioner Davis asked whether CFP is now considered the redeveloper of the project. Mark Asselta, the board's counsel responded "no" and explained that Subaru is the redeveloper and Brandywine is the sub-redeveloper of the Subaru headquarters and training facility project. Ms. Simpson also responded to Ms. Davis that CFP is being compensated by Brandywine with a 5% a construction management fee. She also stated that that City Council will be taking a similar action to authorize execution of the Agreement that the CRA board is considering at its meeting on August 14th. Commissioner Davis asked whether Brandywine is the sole funding source. Mr. Harveson replied "yes". Commissioner Davis asked how much the project will cost. Ms. Simpson advised that the project costs were estimated at \$2.9M. There were no further questions or comments.

08-08-18B Resolution Rescinding Resolution 6-13-18B and Authorizing the Application for and Acceptance of a Grant in the Amount of \$883,447.00 From the Hazardous Discharge Site Remediation Fund for Environmental Remediation of the Proposed Camden Waterfront Pier Park (RCA Pier) in the Camden Downtown Redevelopment Area and Authorizing an Agreement with Cooper's Ferry Partnership Concerning Management of the Remediation Grant

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: There were no comments or questions.

Resolutions for Review and Action (cont'd)

08-08-18C Resolution Authorizing a Contract for Property Maintenance Services with XXX for the NSP 2 Clean & Green Vacant Lot Stabilization Program Operated in the Cooper Plaza Redevelopment Area For A Cost Not to Exceed \$XXX

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Ms. Simpson explained that one proposal was received. Because that proposal exceeds the budget allocated for the activity, the RFP will be rejected and reissued. She requested that the resolution be withdrawn from the Agenda. There were no further comments or questions.

Public Comments

Ms. LaVerne Williams asked about the funding source for resolution 08-08-18A. Mr. Harveson advised that Brandywine is financing the project. She also asked whether CFP will be required to hire residents of the City of Camden. She requested a copy of the minutes from this meeting.

Old Business

None.

New Business

None.

Executive Session

Board Counsel Mark Asselta announced that the board needed to adjourn to Executive Session to discuss litigation matters. At approximately 6:36 pm Commissioner Spearman made a motion to adjourn to Execution Session and Commissioner Sharma offered a second to the motion. All commissioners affirmed via voice vote. The Executive Session ended at approximately 6:45 pm.

Chairperson's Remarks and Observations

None.

Adjournment

Commissioner Sharma made a motion to adjourn which was seconded by Commissioner Ramos, all affirmed via voice vote and the meeting ended at approximately 6:46 PM.