

The Board of Commissioners of the City of Camden Redevelopment Agency held a Regular Monthly Caucus Meeting on Wednesday, July 11, 2018 Camden City Hall, City Council Chamber, in Camden, New Jersey.

Vice Chairperson, Sheila Davis called the meeting to order at approximately 6:00 PM. Board Clerk Sulena Robinson-Rivera called roll. Commissioner Ramos joined the meeting after roll call at 6:06 pm. Commissioner Bowman left the meeting for three minutes from 7:04 pm to 7:07pm.

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

Absent:

Attendees: Mark Asselta, Johanna Conyer, James Harveson, Sulena Robinson-Rivera, and Olivette Simpson, CRA; Deborah Horn, Linda Murphy, Mary Davis, Laverne Williams, Delores Fisher, Ester Gross, Dolores Hazzard, Nancy Beaman, and Gilbert Harden; Erin Szulewski, Parker McCay; Rosemari Hicks, CoWork Street

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: June 6 and 13, 2018

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

Interim Executive Director's Report

Date of Meeting- July 11, 2018

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

Nays: **Abstentions:**

Comments: Ms. Olivette Simpson, Interim Executive Director, recognized Commissioner Spearman as a newly appointed state assemblyman. She reported that CRA staff worked with the Morgan Village Circle CDC in hosting a community meeting related to the designation of Holtec International as redeveloper in Morgan Village. She acknowledged the Morgan Village Circle (MVC) CDC's leadership within the audience. In addition, she reported that Parkside Business Community in Partnership (PBCIP) and its development team make a redeveloper project presentation to the board.

Redevelopment Project Presentation

Ms. Simpson introduced the Parkside development team, Mr. Chis Gigliotti and Ms. Bridget Phifer. Ms. Phifer, as executive director of the organization spoke to the background of PBCIP. She reported that the CRA board previously designated Parkside Urban Renewal LLC as Redeveloper for a for-sale housing project and that the for-sale project is delayed because of the lack of subsidy resources. They were before the board to request an extension of the Option Agreement and Redevelopment Agreement. They also introduced a multifamily rental project as an additional project, which required the redeveloper designation be amended to include the proposed 44 unit rental project, include 7 properties already within the designation, and add 9 properties to the redevelopment project. The timing for the multifamily rental project involves a tax credit application that would have to be submitted to the NJ HMFA on July 24, 2018. If such application is approved, then construction could begin in the spring of 2019. A set aside of 5 units for students or recent graduates of the Hopeworks Academy (or households earning 30% or less of the area's median income). In response to Commissioner Bowman's questions regarding the

project's funding sources; PBCIP, reported that state housing and Neighborhood Revitalization tax credit financing, Federal, and philanthropic funding will be utilized in the project. They also remarked that in the organization's work they supported 100% local hiring and contract sourcing. Board Counsel, Mark Asselta asked about the land assembly for this project. PBCIP noted that they and CRA owned several parcels, and that they were in the process of completing the foreclosure of several privately owned properties. Until the NJHMFA re-institutes its for-sale construction and subsidy program, PBCIP remarked that the timeframe for the for-sale project is unknown at present.

Resolutions for Review and Action

07-11-18A Resolution Designating Holtec International, Inc. and/or a Related Affiliate As the Redeveloper of the Morgan Village Redevelopment Area and Authorizing a Cost Agreement and Authorizing a Redevelopment Agreement with the Redeveloper for the Redevelopment of Certain Properties Located in Blocks 619, 621, 623, 642 and 643 of the City of Camden Tax Map

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

Nays: Abstentions: WS

Comments: Board Counsel advised Commissioner Davis that opened this portion of the meeting could be opened to the public for comment. Commissioner Bowman asked whether the redeveloper will be required to return before the CRA board. Both Ms. Simpson and Mr. Asselta affirmed, yes. Board Counsel revisited the language within Resolution 07-11-18A which requires that the redeveloper return to the CRA board for project plan approvals. Commissioner Davis asked whether dialogue between Holtec and the Morgan Village Circle (MVC) community group would continue. Ms. Simpson confirmed. Commissioner Leonard asked whether the community had additional questions or comments. Ms. Ester Gross of MVC clarified there are many stakeholders within the Morgan Village neighborhood and that MVC is the lead group for the community. Historically, MVC invites the entire neighborhood to participate in all meetings. MVC is seeking support from the CRA to obtain a written agreement between Holtec and MVC. MVC provided CRA with a list community improvements that they would like Holtec and the Mayor's Administration to consider for redevelopment and/or community benefits agreements for Morgan Village. Commissioner Spearman asked how MVC notifies the community of its upcoming meetings. Ms. Gross advised they distribute flyers throughout the neighborhood, some social media, and word-of-mouth. Ali Sloan-El noted for the record that he does not support Holtec as the master redeveloper. There were no further comments or questions.

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

Nays: Abstentions:

Comments: Commissioner Davis requested a motion to table this resolution until the August 2018 agenda. There were no further questions or comments.

07-11-18C Resolution Authorizing an Agreement with Campbell Soup Company For the Demolition of the Structure Located at 712 Haddon Avenue, which is Designated as Block 1471 Lot 26 of City of Camden Tax Map, in the Gateway Redevelopment Area

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

Nays: Abstentions:

Comments: There were no comments or questions.

Resolutions for Review and Action (cont'd)

07-11-18D Resolution Amending the Designation of Parkside Urban Renewal LLC, as Redeveloper of Certain Lots Within Tax Blocks 1300, 1297, 1296, 1299, and 1298 for residential housing in the Parkside Redevelopment Area by Extending the Term of the Designation and Authorizing Amendments to the Option Agreement and Redevelopment Agreement with the Redeveloper

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

Nays: **Abstentions:** WS

Comments: There were no comments or questions.

Public Comments

Ms. Laverne Williams supports resolution 07-11-18D and PBCIP as an organization and noted an obvious decline in the quality of life in the neighborhood. She urged PBCIP to provide housing and employment opportunities for lower income residents. Mr. Gilbert Harden (of Morgan Village) expressed concerns regarding lack of maintenance within certain alleys and right of ways owned by the City of Camden. He inquired regarding Code Enforcement standards for such occurrences. Commissioners Davis and Sharma suggested he contact the Director of Code Enforcement and attend meetings of City Council. Mrs. Rosemari Hicks asked how the CRA intends to enforce or have more influence over the monitoring of redevelopment agreements. Board Counsel advised that CRA is reviewing and discussing these themes with the City of Camden. Mrs. Hicks asked who currently, if not the CRA, the responsible party for such monitoring and enforcement. Mr. Asselta added the CRA may create policies for redevelopment agreements which include how progress shall be reported. Ms. Hicks asked how updates on this specific review and related discussions can be obtained. For updates and discussion, Ms. Hicks was invited by Board counsel to contact the CRA office's directly. Mr. Ali Sloan-El supports resolution 07-11-18A and 07-11-18D as long as the Morgan Village Circle Community group is written into relevant agreements.

Old Business

None.

New Business

None.

Executive Session

None.

Chairperson's Remarks and Observations

None.

Adjournment

Commissioner Ramos made a motion to adjourn which was seconded by Commissioner Leonard, all affirmed via voice vote and the meeting ended at approximately 7:29 PM.