

The Board of Commissioners of the City of Camden Redevelopment Agency held a Monthly Caucus Meeting on Wednesday, June 6, 2018 Camden City Hall, City Council Chamber, in Camden, New Jersey.

Chairperson, Marilyn Torres called the meeting to order at approximately 6:00 PM. Board Clerk Sulena Robinson-Rivera called roll. Commissioner Leonard 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; Digesh Patel, Warren Broudy, Matthew Daly; Mercadien, LLC; Richard M. Sweeney, Local Union No. 399; Scott Cooper Sr., LiUNA 77; LaVerne Williams, 2655 Park Blvd; John Kunkle, 1255 Lakeshore Drive; see meeting sign in sheet for additional attendees

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 2 and 9, 2018

**Motion:** Ayes:

**Nays:** Abstentions:

**Comments:** There were no comments or questions.

### **Interim Executive Director's Report**

**Date of Meeting:** June 6, 2018

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

**Nays:** Abstentions:

**Comments:** Ms. Olivette Simpson, Interim Executive Director, updated the board as to the progress regarding community outreach and meeting with residents of the Morgan Village neighborhood to introduce the Morgan Village redevelopment plan. A community meeting was scheduled for Tuesday, June 12, 2018 at 6:30 pm at the Creative Arts Morgan Village Academy. She added that a plan for area distribution of flyers will be put in place prior to the community meeting. Commissioner Davis asked whether every resident in the Morgan Village neighborhood will receive a flyer. Ms. Simpson defined the targeted distribution area as the redevelopment area and outside its boundaries.

### **Redevelopment Project Presentation**

None.

### **Resolutions for Review and Action**

**06-13-18A** Resolution Authorizing the Acceptance of Property Designated as a Portion of Block 170 Lot 3 on the City of Camden Tax Map from the Camden County Improvement Authority for Purposes of a Redevelopment Project in the Downtown Redevelopment Area

**Motion:** Ayes:

**Nays:** Abstentions:

**Comments:** There were no comments or questions.

**Resolutions for Review and Action (cont'd)**

**06-13-18B** Resolution 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 questions or comments.

**06-13-18C** Resolution Authorizing the Sale of Property designated as Block 245, Lots 33 and 34 of the City of Camden Tax Map (256 and 258 Walnut Street) located in the Central Waterfront Neighborhood to Sharondah Duckett-Williams for Fair Market Value

**Motion:** Ayes:

**Nays:** Abstentions:

**Comments:** Ms. Simpson advised the board that the fair market value of the property was determined to be \$9,400.00. Commissioner Davis asked about the CRA's process for property disposition and the differences between this transaction and similar transactions, which were denied last year. Ms. Simpson expressed that the new administration supports the sale of side lots and vacant lots to interested adjacent property owners where there is no immediate demand for redevelopment. CRA based on its criteria for sale of side lots looking to align itself with the current Mayor's vision. Commissioner Spearman asked whether the Dr. Stokes' request (from last year) to purchase CRA property was resubmitted. Ms. Simpson noted that Dr. Stokes was asked earlier in the year to resubmit her request to the Business Growth and Development Team (BDGT). There were no further comments or questions.

**06-13-18D** Resolution Authorizing the Sale of Property designated as Block 1027, Lot 16 of the City of Camden City Tax Map (133 N. 35th Street) Located in the Stockton East Camden Neighborhood to Veronica C. Valdez for the Assessed Value of \$4,300.00

**Motion:** Ayes:

**Nays:** Abstentions:

**Comments:** There were no comments or questions.

**06-13-18E** Resolution Authorizing a Shared Services Agreement with the City of Camden for Affirmative Action Officer Services And Compliance Officer Services

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

**Nays:** Abstentions:

**Comments:** Vote was taken at caucus meeting. There were no comments or questions.

**06-13-18F** Resolution Authorizing Acceptance of the Annual Audit For The Fiscal Year Ending December 31, 2017, as Prepared by Mercadien, P.C.

**Motion:** Ayes:

**Nays:** Abstentions:

**Comments:** Commissioner Torres and the board commended the Finance Department and CRA staff on the positive outcome of the audit. Commissioner Spearman asked whether the CRA maintains reserves for retirees. Director of Finance, Johanna Conyer advised that while the CRA has the option to maintain such a reserve it is not a requirement, instead CRA prefers the "Pay as you go" method. There were no further comments or questions.

**Resolutions for Review and Action (cont'd)**

**06-13-18G** Resolution certifying that each member of the City of Camden Redevelopment Agency Board of Commissioners has personally reviewed the FYE 2017 Annual Audit Report.

**Motion:** Ayes:

**Nays:** Abstentions:

**Comments:** There were no comments or questions.

**Public Comments**

Gilbert Hart of 2421 Wainwright Street in Morgan Village inquired about the designation of a redeveloper for the Morgan Village redevelopment plan area. He added, as a resident of Morgan Village who lives outside of the proposed redevelopment area, that all residents receive notice of the upcoming community meeting. Richard Sweeney of Local Union #399 raised concerns regarding Camden City Iron Workers and other union trades who are not working on the Pierre project. He added there is an obligation for union participation. Director Simpson related that she would follow up with Mr. Sweeney to better understand the circumstances as well as concerns. Ms. LaVerne Williams asked regarding resolution 06-13-18E whether the CRA will be invoicing the City of Camden for these services. Director Simpson affirmed. Commissioners Sharma and Spearman committed to be present at the Morgan Village Community Meeting.

**Old Business**

None.

**New Business**

None.

**Executive Session**

Board Counsel Mark Asselta noted the need to enter Executive Session to discuss a contract matter. At approximately 6:43 Commissioner Davis made a motion to enter into Execution Session and Commissioner Sharma offered a second to the motion. All commissioners affirmed via voice vote. The Executive session ended at approximately 6:58 pm

**Chairperson's Remarks and Observations**

None.

**Adjournment**

Commissioner Ramos made a motion to adjourn which was seconded by Commissioner Sharma, all affirmed via voice vote and the meeting ended at approximately 7:00 PM.