

The Board of Commissioners of the City of Camden Redevelopment Agency held a Monthly Caucus Meeting on Wednesday, May 2, 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, IL, JR, MS, WS, and MT

Absent: VB, Excused:

Attendees: Mark Asselta, Johanna Conyer, James Harveson, Sulena Robinson-Rivera, Carla Rhodes and Olivette Simpson, CRA; Kevin Sheehan, Parker McCay for HOLTEC; Tom Rapacki; City of Camden Resident, George Woolston, TAPinto Camden Reporter

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 11, 2018

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

Interim Executive Director's Report

Date of Meeting- May 2, 2018

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

Nays: Abstentions:

Comments: Ms. Olivette Simpson, Interim Executive Director thanked Commissioners for their compliance in filing of the State's 2018 Financial Disclosure statements. Ms. Simpson complimented Jim Harveson and the Brownfield's team for the recent USEPA \$400,000 cleanup grants received for the City's 7th & Kaighns and Camden Labs sites. She also noted the Cramer Hill Waterfront Park project website is linked to the CRA website, so that real time images and information can now be obtained by visiting the website. She advised that a redeveloper presentation related to resolution 05-09-18E is part of the Agenda.

Redevelopment Project Presentation

Mr. Kevin Sheehan, representing Holtec was introduced. He related that Holtec is seeking designation as redeveloper of certain blocks in the Morgan Village neighborhood. If Holtec obtains the designation they will begin a process of contacting property owners and identifying the properties which could be easily acquired and then enter into a redevelopment agreement with the CRA to develop a project with the acquired properties.

Commissioner Torres asked about the number of homeowners would be contacted. Mr. Sheehan noted there are 90 lots identified and that condemnation is not an option for any properties which were owner occupied at the time of the redevelopment study was undertaken. Commissioner Davis asked whether the community will be involved and if a date for a meeting with the community is known. Mr. Sheehan noted they intend to work with the community and that a meeting with the community will be scheduled. Holtec's project proposal to the CRA will be contingent upon the number of properties they successfully acquire. Commissioner Davis asked what will happen if

Redevelopment Project Presentation (cont.)

an owner is not interested in selling to Holtec. Mr. Sheehan noted one of the first steps is to identify which parties are interested in selling to Holtec. Ms. Davis asked whether residents who participate in the acquisition will be afforded the opportunity to return to the community, once redeveloped. Mr. Sheehan advised that is certainly feasible. Ms. Davis asked for assurances that residents understand this is a voluntary process and are not being forced or pushed out of their homes. Mr. Sheehan will relay the concerns to his client for consideration and added that a relocation plan will be prepared specifically for this purpose. Commissioner Spearman asked whether the redevelopment plan designates properties which may be acquired. Both Director Simpson and Mr. Sheehan affirmed the plan does denote such information. Commissioner Spearman acknowledged that owner-occupied properties are not subject to condemnation and asked whether tenant-occupied properties are subject to condemnation. Board Counsel, Mark Asselta and Mr. Sheehan both acknowledged that is currently the case.

Mr. Sheehan anticipates Holtec will begin contacting property owners in the near future to understand of the number of properties they could acquire. Commissioner Spearman asked whether multiple acquisition strategies will be engaged simultaneously. Mr. Sheehan confirmed.

Commissioner Spearman asked whether the CRA has a copy of the redevelopment study and plan. Ms. Simpson noted the CRA has the ordinance, redevelopment study, and the redevelopment plan posted on the CRA website. She will forward links to this information to all Commissioners.

Resolutions for Review and Action

05-09-18A Resolution Authorizing a Professional Services Agreement with Woodard & Curran to Conduct an Environmental Site Investigation at the City of Camden 7th & Clinton St. Park for an Amount Not to Exceed \$32,072.00.

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: There were no comments or questions.

05-09-18B 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: Commissioner Spearman asked whether the CRA is acquiring this parcel from the CCIA (Camden County Improvement Authority). Mr. Harveson answered yes.

05-09-18C Resolution Amending Resolution 05-10-17E and Authorizing Acceptance of Property Designated as Block 170, Lot 61 on the City of Camden Tax Map from the Housing Authority of the City of Camden in Exchange for City of Camden Redevelopment Agency Property Designated as Block 567, Lots 16 & 20 on the City of Camden Tax Map

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: There were no comments or questions.

Resolutions for Review and Action (cont'd)

05-09-18D Resolution Authorizing a Professional Services Agreement with Steven W. Bartelt for Appraisal Services in Connection with the Proposed Sale of Certain Property in Block 399 on the Camden City Tax Map for a Cost Not to Exceed \$2,000.00 (10th & Sycamore Properties)

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

05-09-18E 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: Ayes:

Nays: Abstentions:

Comments: Commissioner Davis asked about the schedule of owners which are attached to the resolution. Mr. Harveson noted that list is based upon the tax records. Commissioner Spearman asked that the Commissioners be afforded an opportunity to review the Ordinance, Redevelopment Study, and Redevelopment Plan to better understand the nuisances and details of the plan. Commissioner Davis stated that she would recommend tabling this resolution to allow time for Commissioners to fully understand the information and for some additional community engagement to occur. Commissioners Ramos and Spearman also expressed additional concerns. They also were concerned that no representatives from the Morgan Village community were present to speak to the resolution. Ms. Simpson added, the plan went before the Planning Board for the redevelopment designation and the redevelopment plan; and then before City Council for adoption, a process which required that the public be noticed and heard at the meetings. Commissioners Davis, Leonard, and Spearman informed that they wanted to ensure that appropriate due diligence is performed and transparency is evident for CRA's implementation of the redevelopment plan. Commissioners Leonard and Spearman suggested that CRA host a meeting, within the next 30 days, and invite the community and Holtec, to facilitate introductions and information. Commissioner Leonard strongly encouraged the CRA to engage the community, alleviate fears, and be as obvious as possible with communicating the plans. There were no further comments or questions.

05-09-18F Resolution Authorizing an Agreement with Camden County One-Stop/WorkFirst New Jersey to Participate in the Community Work Experience Program (CWEP)

Motion: Ayes:

Nays: Abstentions:

Comments: Commissioner Sharma asked about the employment retention rate. Director Simpson noted the CRA has hosted 53 CWEP participants over the last seven years and that 29% successfully obtained employment. Ms. Simpson recognized, Carla Rhodes, Executive Assistant as the member of staff who has successfully managed this program since 2011. There were no comments or questions.

Public Comments

LaVerne Williams of 1655 Park Blvd expressed support for the commissioners having demonstrated concern for Camden residents. She asked regarding resolution 05-09-18E, what the ratio of owner occupied vs. tenant occupied. Mr. Ripacki asked about land banking of properties and the plans for Building #8. He also pointed up the liability and expenses associated with maintaining land banking properties; and whether the CRA had a database which identifies the

number of properties it owns and the properties which are not reserved for future redevelopment. He suggested the CRA consider auctioning its properties. Regarding resolution 05-09-18C, he believes the tax assessment information is erroneous.

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 Sharma, all affirmed via voice vote and the meeting ended at approximately 7:00 PM.