

The Board of Commissioners of the City of Camden Redevelopment Agency **held a Monthly Caucus Meeting on Wednesday, September 5, 2018** Camden City Hall, City Council Chamber, in Camden, New Jersey.

Chairperson, Marilyn Torres called the meeting to order at approximately 6:01 PM. Board Clerk Sulena Robinson-Rivera called roll.

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

Absent: SD, JR, WS

Attendees: Mark Asselta, Johanna Conyer, James Harveson, Sulena Robinson-Rivera, and Olivette Simpson, CRA; Kelly Francis and LaVerne Williams, 2655 Park Blvd

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: August 1, 2018

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

Interim Executive Director's Report

Date of Meeting: September 5, 2018

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Olivette Simpson, Interim Executive Director, reported to the board that Camden Public Sector Housing Survey is near completion and will be available by October 1, 2018. She also reported that the CRA is moving to complete the process to close-out the Neighborhood Stabilization Program 2 grant with HUD. She also reported that the Cooper Plaza Historic Homes Project (along Haddon and Washington Streets in Cooper Plaza) has moved up its closing date to 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 October 2018). Other activities include; demolition of the Camden Labs building to enable subsurface investigations, and the DEP is continuing the former Harrison Avenue landfill site restoration. The Pierre project is 55% complete and is scheduled to be completed in April 2019. Miller Fabricators redevelopment agreement in place for business expansion proposed at Mt. Ephraim Avenue and Sycamore Streets. She will arrange for DEP to present to the CRA board in November 2018 an update of the work at the Cramer Hill Waterfront Park.

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.

09-12-18A 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 questions or comments.

09-12-18B Resolution Authorizing a Professional Services Agreement with TRC Environmental Corporation For Licensed Site Remediation Professional Services in Connection with the New Jersey Department of Environmental Protection Office of Natural Resource Restoration's Closure and Redevelopment of the Balance of the Harrison Avenue Landfill in an Amount not to Exceed \$99,918.03

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: There were no comments or questions.

09-12-18C Resolution Authorizing a Contract for Property Maintenance Services with Greater Camden Partnership d/b/a The Camden Special Services District for the NSP 2 Clean & Green Vacant Lot Stabilization Program Operated in the Cooper Plaza Redevelopment Area For A Cost Not to Exceed \$65,887.44

Motion to withdraw: **IL, MS** **Ayes: VB, IL, JR, MS, and MT**

Nays: **Abstentions:**

Comments: Ms. Simpson explained that the procurement process used was for RFP (Request for Proposal) rather than IFB (Invitation for Bid). As a result, proposals received will be rejected and an IFB will be drafted and advertised. She requested that the resolution be withdrawn from the Agenda. Commissioner Leonard moved to withdraw the resolution and his motion was seconded by Commissioner Sharma. There were no further comments or questions.

Public Comments

Mr. Francis asked who owned the Pier referenced in resolution 09-12-18A. Mr. Harveson advised the owner of record is Camden Town Center Liberty Property Trust. He also asked the status of the former Lanning Square West site within block 185, specifically the number of parcels in private ownership. Ms. Simpson advised that the CRA recently acquired three properties within block 185 and that five properties are privately owned remaining in block 185. Ms. LaVerne Williams requested a copy of the minutes from the August Board meeting. She also asked about the status of the NSP2 funds mentioned in resolution 09-12-18B. Ms. Simpson advised that the NSP2 funds are restricted to certain uses, such as maintenance costs related to properties acquired with these funds.

Old Business

None.

New Business

None.

Executive Session

None.

Chairperson's Remarks and Observations

None.

Adjournment

Commissioner Leonard made a motion to adjourn which was seconded by Commissioner Sharma, all affirmed via voice vote and the meeting ended at approximately 6:23 PM.