

The Board of Commissioners of the City of Camden Redevelopment Agency **held a Regular Monthly Meeting on Wednesday, March 13, 2019** 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. Commissioner Leonard arrived after roll at 6:03pm.

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

Absent: SD

Attendees: Mark Asselta, Johanna Conyer, James Harveson, Sulena Robinson-Rivera, and Olivette Simpson; George Woolston, TapInto Camden; LaVerne Williams, 1655 Park Blvd; Kelly Francis, Camden County NAACP; Shawn Burke, 120 N. 3rd; Susan Stukes, 416 Benson 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 Meeting: February 6, 2019 and February 13, 2019

Motion: VB, JR Ayes: VB, JR, MS, and MT

Nays: Abstentions:

Comments: Commissioner Leonard was not present for this vote. There were no comments or questions.

Interim Executive Director's Report

Date of Meeting: March 13, 2019

Motion: JR, IL Ayes: VB, IL, JR, MS, and MT

Nays: Abstentions:

Comments: Ms. Olivette Simpson, Interim Executive Director, reported the CRA is working with the City of Camden on the public sale of commercial/industrial properties for development; the Federal Street library project closing is delayed due to various title issues, but is scheduled to close in April 2019; the former Harrison Avenue Landfill site (now the Cramer Hill Waterfront Park project) is on schedule and budget; Elywn, a new sub-developer for the Camden Waterfront is now approved by the state for tax incentives and will relocate to the city; the Pierre Building located on Cooper Street is in lease up and the 32-unit, market-rate development will be completed in June/July; and a groundbreaking for the Cooper Historic Preservation Project is planned for April.

Redevelopment Project Presentation

None.

Resolutions for Review and Action

03-13-19A Resolution Designating Union Packaging, LLC. as the Redeveloper of Block 1302 Lot 1 of the City of Camden Tax Map and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper for the Redevelopment of the Former Reliable Tire Site in the Gateway Redevelopment Area for Light Industrial Purposes

Motion: IL, MS Ayes: IL, JR, MS, and MT

Nays: VB

Abstentions:

Comments: Commissioner Bowman asked where the project site is located. Mr. Harveson responded the project is on Chestnut and Orchard Streets in the Gateway neighborhood and a meeting with the community is scheduled for the first week of April. Chairperson Torres called for a motion to adopt the resolution. Commissioner Bowman suggested the action be tabled until after the community meeting, and restated concerns from the caucus meeting. Mark Asselta, Board Council, advised the board that a motion was already on the table; the vote on the motion taken and the action adopted. There were no further questions or comments.

03-13-19B Resolution Authorizing a Lease Agreement with the Parking Authority of the City of Camden for Temporary Surface Parking in Blocks 154 and 155 of the City of Camden Tax Map and Located within the Lanning Square Redevelopment Area

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

Nays:

Abstentions: IL

Comments: Director Simpson requested of the Chairperson that the resolution be withdrawn. Commissioner Bowman asked why. Ms. Simpson responded that the PACC and CRA concluded that the Lanning Square sites were not suitable for the proposed temporary parking use. In response to Commissioner Bowman's questions as to why the entire site is removed from consideration, Ms. Simpson spoke to those strong community objections to the temporary parking use for the concert events and possible negative impact on the neighborhood. After further discussion, a motion to withdraw the action was made, and the motion approved by the board. There were no further comments or questions.

03-13-19C Resolution Authorizing a Professional Services Agreement with J. McHale & Associates for Appraisal Services in an Amount not to Exceed \$3,800.00 in Connection with the Proposed Sale of Certain Property Designated as Block 1302, Lot 1 of the City of Camden Tax Map in the Gateway Redevelopment Area

Motion: IL, MS Ayes: VB, IL, JR, MS, and MT

Nays:

Abstentions:

Comments: There were no comments or questions.

03-13-19D Resolution Authorizing a Second Amendment to the Amended and Restated Redevelopment Agreement between the City of Camden Redevelopment Agency and Camden Renaissance Associates, LLC for the Redevelopment Project Located in the Admiral Wilson North Redevelopment Area

Motion: JR, MS Ayes: VB, IL, JR, MS, and MT

Nays:

Abstentions:

Comments: There were no comments or questions

Public Comments

Mr. Shawn Burke of 3253 Geri Walk remarks strongly supported Commissioner Bowman concerns regarding the community meeting. He further commented that Commissioners Ramos and Sharma's vote which appeared to him to be a departure from their community point of view. He questioned why a two-acre site is proposed for an industrial use.

Dr. Susan Stukes of 416 Benson commented that she appreciates the support for the Lanning Square community received from the board, nevertheless, the community would like to be contacted directly and advised of all redevelopment planned or proposed for the neighborhood. She added the community feels overlooked when they are the last know about plans that will affect their quality of life.

Ms. Laverne Williams asked regarding resolution 03-13-19C, the number of parcels included. Mr. Harveson advised it is a two-acre site. Ms. Williams inquired regarding the price of the appraisal. Ms. Johanna Conyer, Director of Finance, explained the procurement process and advised the price of this appraisal is commensurate with similar projects.

Mr. Kelly Francis noted a recent fire on Line Street and expressed concern for the properties within block 185. He inquired about a demolition bond fund and asked whether the CRA could benefit from the funding and use it to demolish the properties that are not adjacent to any occupied dwellings. Director Simpson noted that she would look into the possibility with the city.

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 Ramos, all affirmed via voice vote and the meeting ended at approximately 6:40 PM.