

The Board of Commissioners of the City of Camden Redevelopment Agency **held a Regular Monthly Meeting on Wednesday, July 10, 2019** Camden City Hall, City Council Chamber, in Camden, New Jersey.

Chairperson Torres called the meeting to order at approximately 6:00 PM. Board Clerk Sulena Robinson-Rivera called roll. Commissioner Torres began the meeting asking for acknowledgment of the untimely death of City Council President's grandson, Curtis Jenkins III, and a moment of silence in memoriam.

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

Absent: SD

Attendees: Olivette Simpson, Mark Asselta, Johanna Conyer, James Harveson, and Sulena Robinson-Rivera; Pilar Hogan Closkey, SJCS; Kelly Francis, Camden County NAACP; and Shon Jablonsky, Apple Tree Homes LLC

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: June 12, 2019

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

Interim Executive Director's Report

Date of Meeting: July 10, 2019

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

Nays: **Abstentions:**

Comments: Ms. Olivette Simpson, Interim Executive Director advised the board that no bidders participated in the public auction of CRA property on June 25, 2019. She remarked after revisiting the process and a grateful "deep strategic" dive with City Properties (Yolanda Hawkins) another public auction will be scheduled for early September 2019.

Ms. Simpson reported two state funding programs will be available through the Department of Community Affairs for development of affordable residential housing, which will also enable mixed income projects to be developed in Camden and statewide. She reported an estimated \$65MM in Affordable Housing Trust fund dollars (formerly the Balanced Housing Program funds unavailable for nearly 8 years) are expected to be available after administrative rules to govern the program are put in place. And, for Neighborhood Revitalization Tax Credits (NRTC), program authority is expected to be increased from \$15MM to \$18MM. Ms. Simpson asked Pilar Hogan Closkey, Executive Director of St. Joseph's Carpenters Society, to also provide additional comments.

Redevelopment Project Presentation

Pilar Hogan Closkey of St. Joseph's Carpenters Society (SJCS) presented its proposal to the board to acquire from CRA 722 and 724 Washington Street and redevelop these properties for resale to qualified market-rate homebuyers. Ms. Closkey added the project will be developed utilizing Cooper Plaza NRTC funds. The rehab/and new construction is expected to be completed by May of 2020.

Commissioner Bowman asked Ms. Simpson if any other developers expressed an interest in the property. Ms. Simpson responded "no", but staff brought to her attention that properties in Cooper Plaza are reserved for redevelopment so there may have been other expressions of interest in the property. Ms.

VB=Vance Bowman SD=Sheila Davis IL=Ian K. Leonard JR=Jose Javier Ramos MS=Maria Sharma MT=Marilyn Torres

Simpson spoke to the capacity and experience of SJCS's having rehabbed, completed, and sold more than 50 properties in Cooper Plaza and that the 722 and 724 Washington Street properties are directly adjacent to the Cooper Plaza Historic Homes project, which is currently under construction.

Resolutions for Review and Action

07-10-19A Resolution Authorizing an Amendment to the Shared Services Agreement with the City of Camden for Affirmative Action Officer Services and Compliance Officer Services to Extend the Term for a Period of Six Months

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

Nays: Abstentions:

Comments: There were no comments or questions.

07-10-19B Resolution Amending Resolution 05-08-19A to Provide Amended Terms of Sale for the Public Sale of Certain CRA Owned Properties

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

Nays: Abstentions:

Comments: There were no comments or questions.

07-10-19C Resolution Designating Saint Joseph's Carpenter Society, Inc., a Non Profit, as Redeveloper of 722 Washington and 724 Washington Street (Block 1434, Lots 55 and 56) of the City of Camden Tax Map) Located in the Cooper Plaza Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper

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

Nays: Abstentions:

Comments: There were no comments or questions.

Public Comments

Kelly Francis of the Camden County NAACP expressed concerns regarding the former Lanning Square West project site (in Block 185), which is owned by the CRA and includes several adjacent vacant buildings that should be candidates for demolition. Ms. Simpson advised Mr. Francis that the CRA is still seeking demolition funds.

Old Business

None.

New Business

Commissioner Sharma requested a Finance Committee meeting.

Executive Session

None.

Chairperson's Remarks and Observations

None.

Adjournment

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