

The Board of Commissioners of the City of Camden Redevelopment Agency **held a Regular Monthly Meeting on Wednesday, October 9, 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 Bowman joined meeting after roll call at 6:05 pm. Commissioner Leonard left the meeting at 6:40 pm.

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

Absent:

Attendees: Olivette Simpson, Mark Asselta, Johanna Conyer, James Harveson, and Sulena Robinson-Rivera, CRA; Shon Jablonsky, Apple Tree Homes LLC; Erin Swleski, Parker McCay; Laverne Williams, , Camden Resident; James Haley, Haley Donovan; Victor D. Figueroa, HACC; Nick Cangelosi, Kelechi Akusobi, Michales; Tracey Powell, HACC and AVRC; Kelly Francis, Camden NAACP

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: September 4 and 11, 2019

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

Interim Executive Director's Report

Date of Meeting: October 9, 2019

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

Nays: **Abstentions:**

Comments: Ms. Olivette Simpson, Interim Executive Director reported that the Housing Authority of the City of Camden (HACC) will make a presentation to the board regarding the Transformation Plan and \$35M Implementation grant. CRA was invited to participate as the Lead Neighborhood Implementation Entity. Commissioner Bowman asked that the record reflect this support for the HACC's efforts with Community Engagement and Job Creation. Ms. Simpson added there will be 25 Homeownership units as part of the plan. The application must be submitted by November 4, 2019.

Redevelopment Project Presentations

Executive Director Victor Figueroa, Erin Swlewski, Nick Cangelosi, and Tracey Powell, spoke to the intention of the initiative and noted as part of the Cramer Hill HUD Choice Neighborhoods Implementation Grant Application, the HACC in partnership with Michaels Organization will build a quality affordable age-targeted development on the vacant parcel with the address NS Harrison 24th to 25th Street, Block 814, currently owned by the CRA.

The approximately 65-unit age-targeted affordable rental community will be a stand-alone, surface parked, 3 to 4 story multifamily building. The development will be funded with a construction

loan from TD Bank, a permanent loan from NJHMFA, a portion of the Choice Neighborhood Implementation Grant and equity derived from the syndication of 9% low-income housing tax credits through Riverside Capital.

The Housing Plan is the result of a tremendous amount of community engagement that started with the award of Choice Neighborhoods Planning Grant in 2018. The grant has allowed for Ablett Village residents to meet with City Stakeholders and institutional partners, who together have worked towards planning the redevelopment of Ablett Village in context of a broader neighborhood transformation.

Resolutions for Review and Action

10-09-19A Resolution Authorizing the Public Sale of Certain CRA Owned Properties and Establishing the Minimum Bids, Conditions and Restrictions for the Public Sale

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

Nays: Abstentions:

Comments: Commissioner Ramos asked about the minimum bids. Director Simpson explained the minimum bids were advertised and established in July 2019 and this action was to accept the highest bids received and move to issue deeds. There were no further comments or questions.

10-09-19B Resolution Authorizing the Application for and Acceptance of a Grant in the Amount of \$246,046.98 from the Hazardous Discharge Site Remediation Fund for Remedial Action on the ABC Barrel Site in the Cooper Grant Neighborhood of the Camden Downtown Redevelopment Area

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

Nays: Abstentions:

Comments: There were no comments or questions.

10-09-19C Resolution Authorizing a Shared Services Agreement with the City of Camden Enabling the City of Camden Redevelopment Agency to Serve as the City's Agent for Property Acquisition in Connection with Charter School Expansion in the Cramer Hill Neighborhood

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

Nays: Abstentions:

Comments: Commissioner Ramos made a **motion to withdraw** this resolution and resolution 10-09-19D. There were no further comments or questions.

10-09-19D Resolution Designating Camden's Charter School Network As the Redeveloper of Certain Property Designated as Block 955 Lots 6,9,10, and 16 of the City of Camden Tax Map and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper for the Redevelopment of Properties Located in an Area in Need of Rehabilitation in the Cramer Hill Redevelopment Area

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

Nays: Abstentions:

Comments: Commissioner Ramos made a **motion to withdraw** this resolution and resolution 10-09-19C. There were no further comments or questions..

10-09-19E Resolution Introducing and Approving for Submission to the Director of the Division of Local Government Services the Agency's Proposed Budget for the Fiscal Year 2020

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

Nays: Abstentions: SD

Comments: There were no comments or questions.

10-09-19F Resolution Designating Michaels Development Company as Redeveloper of Block 814, Lot 2 of the City of Camden Tax Map and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper for A Multi-Family Residential Housing Development in the Cramer Hill Redevelopment Area

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

Nays: Abstentions:

Comments: There were no comments or questions.

Public Comments

Ms. Laverne Williams asked to review the photographs of Branch Village presented by Haley Donovan. She inquired about various details regarding the Branch Village project. She also inquired regarding the 306 units that will be built to replace Ablett Village. Nick Cangelosi advised that some of the replacement units will be built where the current Ablett Village site is and some will be built elsewhere in the Cramer Hill neighborhood.

Mr. Kelly Francis asked regarding resolution 10-09-19F who the owner of block 814 is. He was advised that CRA is the current owner and the site is directly adjacent to the Kroc Center.

Old Business

None.

New Business

None.

Executive Session

None.

Chairperson's Remarks and Observations

None.

Adjournment

Commissioner Sharma made a motion to adjourn, which was seconded by Commissioner Bowman, all affirmed via voice vote and the meeting ended at approximately 6:50 PM.