

The Board of Commissioners of the City of Camden Redevelopment Agency **held a Monthly Caucus Meeting on Wednesday, March 4, 2020** 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 Davis departed the meeting at 6:27pm.

Present: SD, IL, JR, MS and MT

Absent: VB, GH

Attendees: Olivette Simpson, Sulena Robinson-Rivera, Johanna Conyer, and Mark Asselta, Esq, CRA; Shon Jablonsky, Appletree Homes LLC.; Kelley Francis, 1260 Magnolia and LaVerne Williams

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 5, 2020 and February 12, 2020

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

Interim Executive Director's Report

Date of Meeting: March 4, 2020

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Olivette Simpson, Interim Executive Director, reported NJDCA (Department of Community Affairs) released the program and regulations for the Affordable Housing Trust Fund (AHTF) of about \$62 MM. She commented these funds are available after nearly ten years, and will provide gap financing and subsidies for eligible small rental or homeownership developments. The AHTF also provides the opportunity for partnerships and collaborations of many of the CDCs.

Redevelopment Project Presentation

None.

Resolutions for Review and Action

03-11-20A Resolution Authorizing the City of Camden Redevelopment Agency to Make a Loan to the City of Camden Redevelopment Agency in the Amount of \$611,307.75 from the U.S. Environmental Protection Agency Brownfields Revolving Loan Fund for the Environmental Cleanup of the Camden Laboratories Site in the Whitman Park Neighborhood

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson reported that the board Finance and Audit Committee met on March 3, 2020 and recommended approval of the RLF loan for the Camden Labs project. Commissioner Ramos asked that a status of the Camden Lab Project be given. Ms. Simpson reported that demolition at the site is completed and the site fenced; and additional mercury sampling is underway to further delineate where the contaminants are located on the site. After these remedial action reports are issued, bids for remediation contractors will be issued sometime in the spring of 2020. She added the removal of contaminated soil could occur as deep as 20-28 feet. She also stated that the Brownfields RLF loan funds will fill not only a funding gap for the project, but also bridge the slow release of HDSRF funds and ensure contractors are paid in a timely manner. There were no further comments or questions.

03-11-20B Resolution Designating the Delaware River Port Authority as the Redeveloper of Block 139.02, Lot 1.02 of the City of Camden Tax Map and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper for the Redevelopment of the Property Located in the Downtown Redevelopment Area

Motion:

Ayes:

Nays:

Abstentions:

Comments: There were no comments or questions.

03-11-20C Resolution Authorizing a Professional Services Agreement with Greenbaum Rowe Smith & Davis, LLP in Connection with the Sale of Block 139.02, Lot 1.02 of the City of Camden Tax Map in the Downtown Redevelopment Area

Motion:

Ayes:

Nays:

Abstentions:

Comments: There were no comments or questions.

03-11-20D Resolution Authorizing a Professional Services Agreement with Greenbaum Rowe Smith & Davis, LLP in Connection with the Sale of Certain Property Designated as Block 955, Lots 6, 9, 10 and 16 of the City Tax Map Located in the Cramer Hill Redevelopment Area

Motion:

Ayes:

Nays:

Abstentions:

Comments: There were no comments or questions.

03-11-20E Resolution Authorizing a Professional Services Agreement with Woodard & Curran to Provide Remedial Action and Regulatory Services in Connection with 1350 Admiral Wilson Boulevard (Block 1464 Lot 4 & 5 of the City of Camden Tax Map)

Motion:

Ayes:

Nays:

Abstentions:

Comments: There were no comments or questions.

03-11-20F Resolution Authorizing the Sale of Certain Properties Pursuant to the Public Sale of Such Properties at Auction Held on March 10, 2020

Motion:

Ayes:

Nays:

Abstentions:

Comments: There were no comments or questions.

03-11-20G Resolution Authorizing the Adoption of a List of Pre-Qualified Attorneys for the Year 2020

Motion:

Ayes:

Nays:

Abstentions:

Comments: There were no comments or questions

03-11-20H Resolution Authorizing a Professional Services Agreement with XXXX for the Provision of General Counsel Legal Services for the Year 2020

Motion:

Ayes:

Nays:

Abstentions:

Comments: There were no comments or questions

Public Comments

Mr. Shon Jablonsky, posed questions to the board regarding Resolution 03-11-20F. He stated that he had submitted a proposal to purchase property in North Camden and these properties appear on the upcoming CRA public auction list. He expressed concern that he could be out bid on the properties he wished to acquire and asked that the properties to be removed from the auction list. The Commissioners thanked him for his comments, but denied his request and wished him luck at the auction.

Ms. Laverne Williams inquired regarding in the amount and interest rate and amount of the loan mentioned in resolution 03-11-20A and whether the CRA has done this before. Ms. Simpson advised the amount of the RLF loan is \$611,307.75 at a zero percent interest rate. She also commented that this is the third such loan the Agency has successfully utilized for brownfield sites in the City.

Ms. Williams requested a copy of the prequalified list of attorneys for Resolution 03-11-20E.

Mr. Kelly Francis as to Resolution 03-11-20C requested a map which shows the location of the subject property. Ms. Conyer provided to him a map and identified the site as Delaware Avenue and Federal Street.

Old Business

None.

New Business

None.

Executive Session

None.

Chairperson's Remarks and Observations

None.

Adjournment

Commissioner Ramos made a motion to adjourn the meeting, which was seconded by Commissioner Sharma, and affirmed via voice vote by all commissioners and the meeting ended at approximately 6:32 PM.