

The Board of Commissioners of the City of Camden Redevelopment Agency **held a Monthly Caucus on Wednesday, May 6, 2020** via Zoom tele-/video-conference in Camden, New Jersey.

Chairperson Marilyn Torres called the meeting to order at approximately 6:04 PM. Interim Executive Director/Board Secretary Olivette Simpson monitored the Holding Room and identified Commissioners as they arrived.

By the start of the meeting, the Commissioners present were: MT, GH, IL, and MS.

Commissioner Vance Bowman joined the meeting at approximately 6:17 PM.

Attendees: Ms. Simpson, Board Counsel Mark Asselta, Immediate Past Board Clerk Carla Rhodes, and Finance Director Johanna Conyer –CRA; Affirmative Action Coordinator Dwaine Williams-City of Camden; Executive Director Victor Figueroa, Director of Modernization Chuck Valentine and Operations Manager William Spearman*-Housing Authority of the City of Camden; Vice President Nicholas Cangelosi-The Michaels Organization, and Executive Director Bridget Phifer and Financial Director Sarah Bailey-Drummond-Parkside Business and Community in Partnership.

Ms. Rhodes advised the Board that, in conformance with the Sunshine Law of New Jersey, notice of this meeting was published in the Courier-Post and Philadelphia Inquirer and posted in and the Office of the Municipal Clerk.

**Note: Mr. Spearman also serves as Chief Operating Officer of Watson Street Development Corp.*

Review of Minutes

Dates of Meeting: April 15, 2020 (Special Meeting)

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

Interim Executive Director's Report

Date of Meeting: May 6, 2020

Motion: Ayes:

Nays: Abstentions:

Comments:

Ms. Simpson made an announcement regarding the award of a \$500,000 brownfield grant to the City from the US Environmental Protection Agency. CRA as the administrator of the City's brownfields program, submitted the application for cleanup funding from the agency. This funding will be used to remove heavy metal and at the former Borden Chemical site and is intended to facilitate redevelopment of the Federal Street Corridor. This Corridor includes three other sites suitable for commercial and lite industrial uses and it is located in an Opportunity Zone.

Interim Executive Director's Report (con'td)

Ms. Simpson also advised of three presentations to be made supporting resolutions involving the Housing Authority of the City of Camden (HACC), Parkside Business and Community in Partnership (PBCIP), and the City of Camden Office of Affirmative Action.

Redevelopment Project Presentations:

**HOUSING AUTHORITY OF THE CITY OF CAMDEN
AND MICHAELS DEVELOPMENT CORPORATION**

On behalf of the residents of Ablett Village and Cramer Hill, Housing Authority of the City of Camden Executive Director Victor Figueroa thanked the Commissioners and Ms. Simpson for extending the invitation to acquaint the board with the HACC's plans related to Resolutions 05-13-20A, 05-13-20B, and 05-13-20C. He was accompanied by Director of Modernization Chuck Valentine, Operations Manager and Chief Operating Officer of the Watson Street Management and Development Corporation William Spearman, and Michaels Organization Vice President Nick Cangelosi.

Mr. Valentine reviewed the group's previous US Housing and Urban Development Agency CHOICE NEIGHBORHOOD INITIATIVE success with redevelopment of Branch Village and presented the vision to replicate this. The project is strengthened through alignment with The Michaels Organization, a Michaels a development partner. Mr. Cangelosi noted the value of the partnership, which has been intact through redevelopment of McGuire Gardens, Branch Village, and now, conceivably through redevelopment of Ablett Village/Cramer Hill.

Commissioner Gilbert Harden asked if a relocation plan for families exists. Mr. Valentine responded that the HACC is very skilled in this area; over 1,000 families have been relocated. Section 8 vouchers will be provided by HUD for relocation during construction/renovation; then, residents will be returned to new units.

There were no further comments or questions.

PARKSIDE BUSINESS AND COMMUNITY IN PARTNERSHIP

In support of Resolution 05-12-20G PBCIP Executive Director Bridget Phifer presented a proposal for the redevelopment of a 10-unit for-sale project, consisting of six vacant properties and four vacant lots, with total expected development costs of \$2,541,700, and a projected construction completion date of October 2021.

“Revitalize Rather than Replace the Neighborhood” is PBCIP's founding principle. It is a membership organization committed to bringing about change and devoted to revitalizing, not changing. According to Ms. Phifer, PBCIP's greatest assets are those who live, work, and breath in Parkside. Wells Fargo-grant funded stakeholders are the driving force of the plan.

PARKSIDE BUSINESS AND COMMUNITY IN PARTNERSHIP (cont'd)

In noting the Department of Community Affairs' Affordable Housing Trust Fund is expected to provide substantial funding for the project. Ms. Phifer also reported PBCIP was successful in securing 9% tax credits for a 32-unit housing development along Haddon Avenue. Closing on financing for the multifamily rental project is anticipated for late-summer/early-fall 2020. Ground breaking ground is to occur by the end of the year.

Commissioner Maria Sharma inquired about how quickly PBCIP expects the homeownership units to sell; given the impact of CORONA19 on the economy/labor market. According to Ms. Phifer, the sales prices are projected between \$100-\$125, 000. And, based on the market study, household income to qualify is about \$35,000. PBCIP is marketing the units to healthcare and education workers; and household incomes for this target market are expected to easily meet this financial marker.

There were no further comments or questions.

Resolutions for Review and Action Taken by the Board at the Caucus

05-13-20A Authorizing a Shared Services Agreement with the City of Camden Providing for the City of Camden Redevelopment Agency to Serve as the City's Agent for Property Acquisition for the Purpose of the Construction of Low- Moderate Income Housing and to Accept Title to the Property from the City as Needed for this Redevelopment Project

There were no comments or questions.

05-13-20B Resolution Designating the Housing Authority of the City of Camden as Redeveloper of Certain Parcels in Blocks 868 and 856 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

There were no comments or questions.

05-13-20C Resolution Authorizing a Professional Services Agreement with J. McHale and Associates in Connection with the Acquisition of Certain Parcels of Land in Block 868 and 856 for the Purpose of Constructing Low and Moderate Income Housing

Ms. Simpson noted this Resolution is to be revised to reflect ratifying a professional services agreement and a revised resolution will be presented for the Monthly Regular Meeting.

05-13-20D Resolution Authorizing a Shared Services Agreement with the City of Camden for Affirmative Action and Compliance Services to the City of Camden

Ms. Simpson provided background on the Resolution and introduced Dwaine Williams who, on behalf of the Agency, provides Affirmative Action and Compliance Services to the City. In Mr. Williams' report, he noted during the term of the Shared Services Agreement from—October 2018 to present--15 projects are being monitored. Contractors are required to comply with Chapter 14 (previously Chapter 12) and demonstrate efforts to employ minorities and Camden residents.

Chair Torres requested a written report. Ms. Simpson committed to provide the report at the Monthly Meeting.

Ms. Sharma requested clarification of the term “an effort must be made.” Mr. Williams explained: Goals are established, but quotas are illegal. Businesses must demonstrate “a good faith effort (to hire minorities and Camden residents),” such as hosting job fairs.

Mr. Harden asked if Mr. Williams is ensuring this is occurring. Mr. Williams affirmed and advised that the Affirmative Action Review Council regularly assesses compliance.

There were no further comments or questions.

05-13-20E Resolution Authorizing the City of Camden Redevelopment Agency to Make a Subgrant to City of Camden in the Amount of \$200,000 from the U.S. Environmental Protection Agency Brownfields Revolving Loan Fund for the Environmental Cleanup of the Dominic Andujar Park Site in the North Camden Neighborhood

Ms. Simpson noted for the record: it is CRA's practice to have such proposals vetted by the Finance Committee. The Finance Committee did review and consider the proposal and does recommend its approval.

There were no further comments or questions.

05-13-20F Resolution Authorizing a Shared Services Agreement with the City of Camden for the Management of a US Environmental Protection Agency Brownfields Revolving Loan Fund Environmental Cleanup Grant for the Dominic Andujar Park Site in the North Camden Neighborhood

Ms. Conyer clarified: CRA, as the Administrator of the City's Brownfields Program, will manage the subgrant funds on behalf of the City.

05-13-20G Resolution Amending Designation of Parkside Urban Renewal LLC as Redeveloper of Certain Tax Lots for Residential Development in the Parkside Redevelopment Area by Extending the Term of the Redeveloper Designation and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper

There were no comments or questions.

Public Comments

No members of the public present other than presenters.

Old Business

None.

New Business

None

Executive Session

None.

Chairperson's Remarks and Observations

None.

Adjournment

Commissioner Harden made a motion to adjourn the meeting, which was seconded by Commissioner Leonard, and affirmed by all Commissioners in a voice vote and the meeting ended at approximately 6:42 PM.