

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Regular Monthly Meeting on Wednesday, May 13, 2020** via Zoom tele-/video-conference in Camden, New Jersey.

Chairperson Marilyn Torres called the meeting to order at 6:00 PM.

Present: MT, GH, IL, JR, and MS
Absent: VB and SD
Attendees: Olivette Simpson, Mark Asselta, Carla Rhodes, and Johanna Conyer--CRA; Executive Director Victor Figueroa and Director of Modernization Chuck Valentine--Housing Authority of the City of Camden; Executive Director Bridget Phifer and Financial Director Sarah Bailey-Drummond--Parkside Business and Community in Partnership, and Pastor Amir Kahn.

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 the Office of the Municipal Clerk.

Commissioner Vance Bowman was present for the Meeting. Due to technical difficulties he was unable to participate in the discussions and vote on Resolutions.

Review of Minutes

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

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

Nays: Abstentions:

Comments: There were no comments or questions.

Interim Executive Director's Report

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

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

Nays: Abstentions:

Comments: Interim Executive Director Olivette Simpson acknowledged and thanked staff for their commendable performance during the COVID19-related Emergency Operations period and advised that they are anxious for CRA's re-opening and return to normal practices. She also recognized three community development corporations, which have been leading efforts to provide affordable housing for some 25 years: Camden Lutheran Housing, Parkside Business and Community in Partnership, and St. Joseph's Carpenter Society. They are the most experienced non-profit housing specialists serving this market. Ms. Simpson also reported Jessica Franzini is expected to succeed Betsy Clifford upon her retirement from Camden Lutheran Housing.

There were no comments or questions.

Redevelopment Project Presentations:

None.

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

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

Nays: Abstentions: MT

Comments: 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

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

Nays: Abstentions: MT

Comments: Mr. Figueroa was invited to address the Board. He thanked the Commissioners and CRA for ongoing support. Mr. Valentine concurred. Ms. Torres thanked the Housing Authority for its iconic work.

There were no comments or questions.

05-13-20C Resolution Ratifying 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

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

Nays: Abstentions: MT

Comments: A revised Resolution was distributed and reviewed in advance of the meeting. There were no comments or questions.

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 (TABLED)

Motion: JR, MS Ayes:

Nays: Abstentions: MT, IL

Comments: Mr. Asselta advised that because two Commissioners were unable to vote, a quorum no longer existed. A vote was taken to table the Resolution. There were no further comments or questions

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

Nays: Abstentions:

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

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

Nays: Abstentions:

Comments: There were no 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

Motion: JR, MS Ayes:

Nays: Abstentions: MT, GH

Comments: Mr. Asselta advised that because two Commissioners were unable to vote, a quorum no longer existed. He inquired about Mr. Harden's reluctance to vote and Mr. Harden responded that he needed additional information. Upon Ms. Simpson's request, CRA's Finance Director Johanna Conyer responded, noting Resolution 05-13-20F complements the preceding Resolution and is intended to support City and County reconstruction of a former baseball field at the park site. Mr. Harden's questions were addressed and a vote was taken on the Resolution.

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

Nays: Abstentions: MT

Comments: There were no further comments or questions.

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

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

Nays: Abstentions:

Comments: There were no comments or questions.

Public Comments

Pastor Amir Kahn posed questions pertaining to Resolutions 05-13-20A and 05-13-20B; parallel actions were presented at the City Council Meeting of May 12, 2020. Ms. Simpson advised that the Ordinance to acquire the properties and resolution to enter into a shared services agreement with the City were adopted. Ms. Phifer of PBCIP was invited to give remarks and she thanked the Board of Commissioners for its support of Resolution 05-13-20G. Ms. Torres thanked PBCIP and CRA for its good works in the Parkside community.

There were no further comments or questions.

Old Business

None.

New Business

None

Executive Session

None.

Chairperson's Remarks and Observations

None.

Adjournment

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