

The Board of Commissioners of the City of Camden Redevelopment Agency **held a Monthly Caucus Meeting on Wednesday, September 2, 2020** via teleconference.

Chairperson, Marilyn Torres called the meeting to order at approximately 6:02 PM. Board Clerk Sulena Robinson-Rivera called roll.

Present: Derek Davis, Gilbert Harden Sr., Ian K. Leonard, Maria Sharma, and Marilyn Torres

Absent:

Attendees: Olivette Simpson, Mark Asselta, Sulena Robinson-Rivera, CRA; Victor Figueroa, Charles “Chuck” Valentine, HACC; Nicholas Cangelosi, The Michaels Organization; Kevin Sheehan, Parker McCay; Shon Jablonski, Appletree Homes LLC; Erin Crean

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: August 5, 2020 and August 12, 2020

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

Interim Executive Director's Report

Date of Meeting: September 2, 2020

Motion: Ayes:

Nays: Abstentions:

Comments: Olivette Simpson, the Interim Executive Director, remarked the CRA in collaboration and partnership with the Housing Authority of the City of Camden (HACC) and others will submit a competitive Choice Neighborhoods Implementation (CNI) grant for up to \$35MM to the HUD, which is due in December 2020. The HACC and various partners completed a two-year process for the Cramer Hill Transformation Plan for redevelopment of the Ablett Village Public Housing site and the surrounding neighborhood. A key component of the Plan is to de-densify the Ablett Village housing development by building off-site in the neighborhood new housing. CRA has been asked to be the Neighborhood Lead under the application. Ms. Simpson introduced Victor Figueroa, Executive Director of the HACC.

Redevelopment Project Presentation

Victor Figueroa, Executive Director of HACC introduced his team, Chuck Valentine, Director of Modernization, Kevin Sheehan of Parker McCay, and Nick Cangelosi of the Michaels Organization.

Mr. Valentine briefed the board on the \$35MM CNI Implementation grant opportunity. He introduced the 5-phased housing component of the implementation grant. Specifically, the first two phases before the board include a 55-unit Senior development located below Harrison Avenue between 24th and 25th Streets and a 75-unit Family development near Veterans School. Applications for the Senior and Family developments will be submitted to the state to compete for low income housing tax credit financing. These housing developments will also support the Cramer Hill CNI Implementation grant application.

Chairperson Torres asked whether they have worked closely with the residents and whether the units will have washing machine & dryers, balconies, and a community center. Mr. Cangelosi advised, yes, but the project does not include balconies.

Director Simpson asked the HACC to speak to the Cramer Hill Transformation Plan.

Resolutions for Review and Action

09-09-20A Resolution Amending Resolution 05-13-20B Which Designated the Housing Authority of the City of Camden as the Redeveloper of Certain Land in Blocks 858 and 856 For Construction of Low-Moderate Income Housing in the Cramer Hill Redevelopment Area by Expanding the Project Site to Include Certain Land in Block 823 Owned by the City of Camden

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

09-09-20B Resolution Designating the Housing Authority of the City of Camden as the Redeveloper of Certain Land in Block 831 For Construction of Low- Moderate Income Senior Housing in the Cramer Hill Redevelopment Area

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

09-09-20C Resolution Authorizing a Professional Service Agreement with DeCotiis, Fitzpatrick, Cole & Giblin, LLP For Legal Services in Connection With the Cramer Hill Senior and Family Developments in the Cramer Hill Redevelopment Area

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

09-09-20D Resolution Authorizing a Professional Service Agreement with TTI Environmental, Inc. to Provide Environmental and Licensed Site Remediation Professional (LSRP) Services for the Andujar Park Site Designated as Block 12, Lots 1, 3, 17 and 18 and Block 14, Lot 29 on the City of Camden Tax Map for an Amount Not to Exceed \$8,932.00. There were not comments or questions.

Motion: Ayes:

Nays: Abstentions: MT

Comments: There were no comments or questions.

09-09-20E Resolution Authorizing a Professional Services Agreement with TRC Environmental Corporation (TRC) to Provide Environmental and Licensed Site Remediation Professional (LSRP) Services in Connection with 320 North Second Street, Camden, New Jersey (Block 103, Lot 65) for an Amount Not to Exceed \$13,520.00

Motion: Ayes:

Nays: Abstentions:

Comments: Commissioner asked when the XXX's will be filled in. Director Simpson added we received nine (9) proposals. There were no further comments or questions.

09-09-20F Resolution Authorizing a Professional Service Agreement with XXX for Appraisal Services for Certain Property Designated as Block 105 Lots 60, 69, 73-91, and 93 of City of Camden Tax Map and Located in the Pyne Poynt Area of North Camden in an Amount not to Exceed \$XXX

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

Public Comments

None.

Old Business

None.

New Business

None.

Executive Session

None.

Chairperson's Remarks and Observations

The board chair asked that member pray for Commissioner Ramos' family as his sister suffered a stroke.

Adjournment

Commissioner Sharma made a motion to adjourn the meeting, which was seconded by Commissioner Harden, and affirmed via voice vote by all commissioners. The meeting ended at approximately 6:28 PM.