

The Board of Commissioners of the City of Camden Redevelopment Agency **held a Regular Monthly Meeting on Wednesday, February 12, 2020** Camden City Hall, City Council Chamber, in Camden, New Jersey.

Chairperson, Marilyn Torres called the meeting to order at approximately 6:10 PM. Board Clerk Sulena Robinson-Rivera called roll. Commissioner Ramos joined the meeting after roll call at 6:02pm

Present: SD, GH, IL, JR, and MT
Absent: VB, MS
Attendees: Olivette Simpson, Sulena Robinson-Rivera, Johanna Conyer, and Mark Asselta, Esq, CRA; Linda A. Galella, Parker McCay; Carlos Luciano, Josue Luciano, 332 Clinton Street; and Phil Borst Millennial Partners

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: January 2, 2020 and January 15, 2020
Motion: SD, IL **Ayes:** SD, GH, IL, and MT
Nays: **Abstentions:**
Comments: There were no comments or questions.

Interim Executive Director's Report

Date of Meeting: February 5, 2020
Motion: SD, IL **Ayes:** SD, GH, IL, and MT
Nays: **Abstentions:**

Comments: Ms. Olivette Simpson, Interim Executive Director, is researching the \$65 million restoration by the State in Affordable Housing Trust funds for housing production. She reported that NJ Housing & Mortgage Finance Agency's low income housing tax credit program is accepting application until July 2020. She also announced PBCIP was awarded tax credits for its 32-unit residential development along the Haddon Avenue corridor. CRA will be closing with them during the 2nd quarter of 2020. She remarked that the CRA's administration of the City's Brownfield Program is well underway with Johanna Conyer, on an interim basis, monitoring such grants; including Camden Labs, Reliable Tire, Andujar Park, and others. By way of update from the board caucus meeting, Ms. Simpson reported where there is the presence of mercury at the Camden Laboratory site, in discussion with the Agency's environmental management consultants, all of the mercury contamination in the soil is delineated on the site and does not affect property off the site, and specifically, and the ground water is not negatively impacted. She reported that planned remediation of the site will involve the removal of the mercury contaminated soils to an appropriate, regulated facility and the soils replaced with clean fill. The execution of remedial action work plan will lead to non-deed restricted site suitable for the intended recreational use.

Redevelopment Project Presentation

None.

Resolutions for Review and Action

02-12-20A Resolution Authorizing an Application for and Acceptance of a Grant in the amount of \$564,333.75 from the New Jersey Hazardous Discharge Site Remediation Fund For Remedial Action at the Camden Laboratories Site (Block 1392, Lot 33) in the Whitman Park Neighborhood

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

Nays: Abstentions:

Comments: There were no comments or questions.

02-12-20B Resolution Authorizing a Professional Service Agreement with J. McHale & Associates, Inc. for Appraisal Services in Connection with the Acquisition of Property Designated as Block 955, Lots 6, 9, 10 and 16 of the City of the City of Camden Tax Map in the Cramer Hill Redevelopment Area for an Amount not to Exceed \$4,800.00

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

Nays: Abstentions:

Comments: There were no comments or questions.

02-12-20C Resolution Authorizing a Professional Service Agreement with J. McHale & Associates, Inc. for Appraisal Services in Connection with the Proposed Sale of Certain Property Designated as Block 62, Lots 17 - 20; Block 62.01, Lots 1 - 4; Block 62.02, Lots 24 and 25 of City of Camden Tax Map in the Camden Downtown Redevelopment Area an Amount not to Exceed \$3,500.00

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

Nays: Abstentions:

Comments: There were no comments or questions.

02-12-20D Resolution Designating Carlos Luciano as Redeveloper of 330 Clinton Street (Block 161, Lots 18 of the City of Camden Tax Map) Located in the Lanning Square Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper

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

Nays: Abstentions:

Comments: Board Counsel, Mark Asselta, stated the resolution was revised to restrict parking as a permitted use on the site. There were no further comments or questions.

02-12-20E Resolution Amending Resolution 10-09-19A by Adding Additional Properties for Public Sale, Authorizing the Public Sale of Certain CRA Owned Properties and Establishing the Minimum Bids, Conditions and Restrictions for the Public Sale

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

Nays: Abstentions:

Comments: There were no comments or questions.

02-12-20F Resolution Amending Resolution 02-08-17I to Authorize an Extension of the Date for Millennial Partners, LLC to Complete a Closing on the Property Designated as Block 170 Lots 40 & 61 of the City of Camden Tax Map (Former Camden Public Library Building) for the Redevelopment of the Property for Mixed Use Purposes

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

Nays: Abstentions:

Comments: There were no comments or questions.

Resolutions for Review and Action (cont'd)

02-12-20G Resolution Amending Resolution No.: 10-10-18C Which Authorized a Professional Services Agreement with Greenbaum Rowe Smith & Davis, LLP by Extending the Term of the Agreement for Services Related to the Negotiation of an Agreement with The Salvation Army for Submission of a Joint Title V Operating Permit Application for the Permanent Operation and Monitoring of the Landfill Gas Passive Venting Systems at the Former Harrison Avenue Landfill in the Cramer Hill Redevelopment Area

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

Nays: Abstentions:

Comments: There were no comments or questions.

02-12-20H Resolution Authorizing a Professional Service Agreement with J. McHale & Associates, Inc. for Appraisal Services in Connection with the Acquisition and Sale of Property Designated as Block 177, Lots 42, 43, 44, 63, 64 and 65 of the City of Camden Tax Map for an Amount not to Exceed \$6,000.00

Motion: IL, SD Ayes: GH, IL, and MT

Nays: Abstentions: SD, JR

Comments: Commissioner Davis and Ms. Simpson reported that Planned Parenthood is relocating its facility from a building it owns on Benson and Broadway in Cooper Plaza to Stevens & MLK Boulevard in Lanning Square. Commissioner Davis asked when the community will be involved in the discussion and would suggested tabling the resolution. Ms. Simpson noted the community was aware from months ago at the time the redeveloper was designated and that the action before the board is merely to secure appraisals to establish the fair market value of the property and a position from which to negotiate with the private owners. She added conversations with the community, at this point would be premature. Per Commissioner Davis, ABC Bail Bonds is unaware of the project; this is contrary to CRA's Counsel contact with the owner at the time of the redeveloper designation. There were no further comments or questions.

Public Comments

None.

Old Business

None.

New Business

None.

Executive Session

None.

Chairperson's Remarks and Observations

None.

Adjournment

Commissioner Leonard made a motion to adjourn, which was seconded by Commissioner Davis and affirmed by all commissioners via voice vote and the meeting ended at approximately 6:21 PM.