

The Board of Commissioners of the City of Camden Redevelopment Agency **held a Monthly Caucus Meeting on Wednesday, February 5, 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.

**Present:** SD, GH, IL, JR, and MT  
**Absent:** VB, MS  
**Attendees:** Olivette Simpson, Sulena Robinson-Rivera, Johanna Conyer, and Mark Asselta, Esq, CRA; Kevin Sheehan, Parker McCay; Carlos Luciano, Josue Luciano, 332 Clinton Street; Phil Borst, Millennial Partners; Laverne Williams, 1655 Park Blvd; Shon Jablonsky, Appletree Homes LLC.; Shawn Burke, S. 4<sup>th</sup> Street

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:** Ayes:

**Nays:** Abstentions:

**Comments:** There were no comments or questions.

### Interim Executive Director's Report

**Date of Meeting:** February 5, 2020

**Motion:** Ayes:

**Nays:** Abstentions:

**Comments:** Ms. Olivette Simpson, Interim Executive Director, welcomed CRA's newest Commissioner, Gilbert Harden, Sr. Chairperson Torres welcomed him as well.

### Redevelopment Project Presentation

Ms. Simpson introduced Millennial Partners, represented by Phillip Borst and Kevin Sheehan. Mr. Sheehan provided a background of the project and spoke to project delays specific to the consolidation of lots and title work and requested an extension of closing date to June 2020. Mr. Borst added that his company was established in Camden, NJ 17 years ago. He spoke to the project financing, specifically the impact on the project due to the loss of the anchor tenant. Commission Leonard asked whether a tenant is needed at this time. Mr. Borst responded that Millennial has a Letter of Interest from a prospective tenant and the project cannot move forward with its lenders without signed leases. In response to a question posed by Commissioner Leonard, Mr. Borst reported that 15K square feet of space is required to be leased in order to obtain necessary financing for the project. Commissioner Leonard asked what the result will be if June 30, 2020 comes, but closing does not occur. Mr. Borst accordingly acknowledged that the CRA will pull the project.

Mr. Josue Luciano introduced his project. He lives next to a vacant lot owned by the CRA. He has maintained this site for nearly 10 years and they would like to purchase and improve for side yard. Commissioner Davis raised an objection to the parking use, but not the side yard use.

**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:** **Ayes:**

**Nays:** **Abstentions:**

**Comments:** There were no comments or questions.

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

**Motion:** **Ayes:**

**Nays:** **Abstentions:**

**Comments:** There were no comments or questions.

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

**Motion:** **Ayes:**

**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:** **Ayes:**

**Nays:** **Abstentions:**

**Comments:** Commissioner Davis requested that the resolution be revised to restrict parking as a permitted use on the site. Mark Asselta so noted that the CRA will insert restrictive language into the deed. 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:** **Ayes:**

**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:** **Ayes:**

**Nays:** **Abstentions:**

**Comments:** Ms. Simpson restated the purpose of this action is to extend the term for closing with the CRA to June 30, 2020 in consideration of a \$50,000 non-refundable fee for extension, which

will be applied to the purchase price if the closing occurs by June 30, 2020. There were no further comments or questions.

### **Public Comments**

Ms. Laverne Williams requested a copy of the walk-on resolution 02-12-20F. Director of Finance, Johanna Conyer, provided a copy during the meeting. Ms. Williams inquired whether studies that have been conducted and the end use regarding resolution 02-12-20A. Ms. Simpson responded that several environmental assessment and investigative studies have been conducted, and a remedial action work plan prepared for end use as an open space extension the existing Whitman Park. Ms. Williams asked who will be responsible for maintaining the site. Ms. Simpson responded that the City of Camden owns the site and it would be maintained as part of the City's open space inventory. Ms. Simpson responded to additional questions regarding Resolutions 02-12-20B and 02-12-20D.

Shawn Burke asked regarding Resolution 02-12-20A whether any of the testing revealed the presence of mercury and whether any of the contaminants were detected off-site. He asked about the process involved in Resolution 02-12-20B to acquire the properties and whether Eminent Domain is a tool that is being used. Ms. Simpson responded that the appraisal will establish the value of the properties and just compensation to be paid to the owners.

### **Old Business**

None.

### **New Business**

None.

### **Executive Session**

The Interim Executive Director requested through the Chair, Executive Session to discuss personnel matters. Commissioner Davis moved and Commissioner Ramos seconded the action and all voted in favor of going into Executive Session. The Executive Session began at 6:43pm and concluded at 6:49pm. A motion was made by Commissioner Davis, seconded by Commissioner Leonard, and the board affirmatively voted to resume the regular session at 6:49pm.

### **Chairperson's Remarks and Observations**

None.

### **Adjournment**

Commissioner Davis made a motion to adjourn the meeting, which was seconded by Commissioner Leonard, and affirmed via voice vote by all commissioners and the meeting ended at approximately 6:50 PM.