

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Monthly Caucus on Wednesday, February 3, 2021** via teleconference.

Vice Chairperson Ian K. Leonard called the meeting to order at approximately 6:01 PM. Interim Board Clerk Carla Rhodes called roll.

Present: Derek Davis, Ian K. Leonard, Jose Javier Ramos, and Maria Sharma
Absent: Marilyn Torres and Gilbert Harden, Sr.
Attendees: Olivette Simpson, Mark Asselta, Sulena Robinson-Rivera, Carla Rhodes, and Donna Arthur-Pettigrew, CRA and Denise Bronson, Prospective Redeveloper

Ms. Rhodes 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 6 and January 13, 2021

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

Interim Executive Director's Report

Date of Meeting: January 6 and January 13, 2021

Motion: Ayes:

Nays: Abstentions:

Comments: Interim Executive Director Olivette Simpson emphasized the increase in inquiries and policies regarding housing development and explained the positive impact Governor Phil Murphy's tax incentive program is likely to have in generating a pipeline for housing. She will send a summary of his plan(s) to the Commissioners.

Redevelopment Project Presentations--Resolution 02-10-21B

Ms. Denise Bronson seeks to acquire a CRA-owned parcel located within the Cooper Plaza Redevelopment Plan Area. Ms. Bronson proposes to create a side-yard and install property related improvements on the site. Ms. Bronson stated that she is a 50-year resident of the City of Camden. Her presentation included architectural renderings of the vision for the use of the parcel. Completion of property improvements is estimated to be 12 months from date of conveyance of title.

Mrs. Sulena Robinson Rivera noted Ms. Bronson has a driveway on the attached property; a blockage exists. The proposed sale will make it possible for the driveway to become operational.

Commissioner Derek Davis was impressed by the renderings and recommended the artist consider enrolling in the University of Pennsylvania's School of Architecture. Ms. Bronson noted her 20-year-old daughter she is already enrolled at Rutgers University.

There were no further comments or questions from the Board.

Resolutions for Review and Action to be taken at the Regular Board Meeting

02-10-21A Resolution 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: Ms. Simpson noted this Resolution will be revised to reflect changes to the Exhibit A Property List to include an additional property and remove two properties from the List. CRA will seek appraisals for these two properties, which currently appear to be under-valued. Mrs. Robinson-Rivera advised that many of the properties on the Property List were sold during previous auctions but did not go to closing because buyers were negatively impacted by the pandemic (loss employment or income).

There were no further comments or questions.

02-10-21B Resolution Designating Denise Bronson as Redeveloper of 633 Pine Street (Block 292, Lot 126) of the City of Camden Tax Map) Located in the Cooper Plaza Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

02-10-21C Resolution Authorizing a Professional Services Agreement with CME Associates to Provide Environmental Services for Air Emissions Permit Compliance for the Cramer Hill Waterfront Park (formerly known as the Harrison Avenue Landfill) Designated as Block 809, Lots 7 and 13 on the City of Camden Tax Map for an Amount Not to Exceed \$76,396.10

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson noted the firm will prepare a plan for compliance reporting, monitoring wells, and well sampling reports to meet regulatory requirements of the Department of Environmental Protection (DEP).

There were no further comments or questions.

02-10-21D Resolution Authorizing a Contract with Ambient Group LLC for Environmental Remediation Services for Dominick Andujar Park Site Located at Point and Erie Streets (Block 12, Lot 1 of the City of Camden Tax Map) for an Amount Not to Exceed \$ 56,400.00

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson noted there were five respondents to the Invitation for Bid (IFB). The Ambient Group was deemed the most responsive and provided the lowest bid. The cost of the work is eligible under an approved New Jersey Hazardous Discharge Site Remediation Fund (HDSRF) Grant.

There were no further comments or questions.

Public Comments

None.

Old Business

None.

New Business

Mr. Davis advised the Board of recent actions taken by President Joseph R. Biden addressing biases in appraisals and other housing industry practices. Ms. Simpson provided background on CRA's engagement of the appraisal, banking, financial counseling, and mortgage sectors through forums during the NSP2 program period. CRA is to explore ways of implementing the new policies; including hosting forums with these sectors.

Executive Session

None.

Chairperson's Remarks and Observations

None.

Adjournment

On a motion made by Commissioner Maria Sharma, seconded by Commissioner Javier Jose Ramos, the meeting adjourned at 6:25 PM.