

The Board of Commissioners of the City of Camden Redevelopment Agency held its Regular Monthly Meeting on Wednesday, April 12, 2017 Camden City Hall, City Council Chamber, in Camden, New Jersey.

Chair Marilyn Torres called the meeting to order at approximately 6:03 PM. Board Clerk Sulena Robinson-Rivera called roll.

**Present:** MT, SD, MS, IL, and JR

**Absent:** VB

**Excused:**

**Attendees:** Mark Asselta, Sulena Robinson-Rivera, Johanna Conyer, James Harveson, and Olivette Simpson CRA; Marc Riondino, Glynn Jones, City of Camden; Jim Lex, Camden County Improvement Authority (CCIA); Hattie Pope & Walter Jones, 422 Washington St; Barbara Kelley, 514 Cooper; Kelly Francis, Camden County NAACP

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 Meetings-March 8, 2017

**Motion:** JR, SD      **Ayes:**

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

**Comments:** Ms. Torres asked all Commissioners if they had an opportunity to review the minutes. There were no further comments or questions.

### **Executive Director's Report**

Date of Meeting- April 12, 2017

**Motion:** IL, SD      **Ayes:**

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

**Comments:** The Monthly Project's Report, a comprehensive summary of redevelopment project details the CRA participated or is currently involved in was submitted for the Commissioners review. This report will updated be submitted routinely.

### **Redevelopment Project Presentation**

Jim Lex of the Camden County Improvement Authority described the project associated with resolution 04-12-17C as a 100,000 sq. ft. Office Building with back office and administrative functions being the mainstay of the functions being performed within the building. The project will be located at 101 Haddon Ave adjacent to the NJ Transit Parking Center and McDonalds. The anticipated purchase of the building would take place in the summer of 2017 with any capital improvements taking place thereafter. Camden County Improvement Authority ("Authority") intends to purchase the existing 101 Haddon Avenue Office building from the State of NJ to permit for the expansion of the "Eds and Meds" sector within the City. This project will allow for a key downtown institution to better optimize a prime real estate location and continue to bring much needed new employment opportunities to the City and the region. It is expected this project will expand both direct and indirect healthcare employment along with support staff and other office related employment functions. In addition, the building improvements will provide construction and construction related employment during the renovation. This project is expected to allow for the consolidation of off-site employees and provide for other healthcare related functions which will better serve the City.

**Resolutions for Review and Action**

**04-12-17A Resolution Authorizing an Agreement with Camden County One-Stop/Work First New Jersey to Participate in the Community Work Experience Program (CWEP)**

**Motion: IL, MS Ayes:**

**Nays: Abstentions:**

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

**04-12-17B Resolution Authorizing an Amendment to an Option for Redevelopment Agreement with Michaels Development Company, I, L.P. for 1800 Davis Street, Camden, N.J. Designated as Block 1395, Lot 39 of the Camden City Tax Map and Located in the Whitman Park Area Extending the Deadline to Exercise the Option**

**Motion: MS, JR Ayes:**

**Nays: Abstentions:**

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

**04-12-17C Resolution Designating the Camden County Improvement Authority As Redeveloper of 101 Haddon Ave. (Block 1397, Lot 3 of the Camden Tax Map) and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper for the Redevelopment of the Site for Office Use Purposes**

**Motion: MS, IL Ayes:**

**Nays: Abstentions:**

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

**Public Comments**

Mr. Kelly Francis asked whether resolution 04-12-17C is referring to the State office building next to McDonalds. Chairperson Torres confirmed. He also asked if the structure is being sold to a redeveloper and whether the State will be relocating. Board Counsel, Mark Asselta clarified that the CCIA proposed to purchase the building from the State of NJ and this resolution is related, only, to the designation for redeveloper. There were no further questions or comments.

**Old Business**

None.

**New Business**

None.

**Chairperson's Remarks and Observations**

None.

**Executive Session**

None.

**Adjournment**

The meeting adjourned at approximately 6:14 PM on a motion made by Commissioner Leonard and seconded by Commissioner Ramos and affirmed via voice vote.