

The Board of Commissioners of the City of Camden Redevelopment Agency held its Monthly Caucus Meeting on Wednesday, December 7, 2016, Camden City Hall, 13th Floor Conference Room, in Camden, New Jersey.

Chair Marilyn Torres called the meeting to order at approximately 6:01 PM. Board Clerk Sulena Robinson-Rivera called roll. Commissioners Davis and Ramos, joined the meeting following roll call at 6:04pm.

Present: MT, SD (via telephone), MS, VB, IL (via telephone), and JR

Absent:

Excused:

Attendees: Saundra Ross Johnson, Mark Asselta, Sulena Robinson-Rivera, Johanna Conyer, James Harveson, and Olivette Simpson CRA; LaVerne Williams, 218 Branch Village

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- November 2 and 9 2016

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Torres asked all Commissioners if they had an opportunity to review the minutes. All affirmed. Director Johnson noted a revision in the minutes of November 2, 2016; the word, “the” at the end of Public Comments should be deleted in final draft. There were no further comments or questions.

Executive Director's Report

Date of Meeting- December 7, 2016

Motion: Ayes:

Nays: Abstentions:

Comments: Director Johnson stated that 2016 was an exciting year for the City of Camden Redevelopment Agency yielding and facilitating no less than \$2Billion of redevelopment activities including the \$1Billion redevelopment project underway at the Camden Waterfront. The Pierre project located in the 300 block of Cooper Street and being redeveloped by M&M Development LLC, is scheduled to close in January 2017. Commissioner Torres asked whether M&M sold all of their units in Cooper Plaza and repaid the loan to the CRA. Both Director Johnson and Simpson affirmed M&M satisfied their loan which included about \$13,000 in interest to the CRA in October 2016. The CRA received about \$101k for services associated with the Liberty project at the Camden Waterfront. The CRA hosted the 2nd meeting for the Area Wide Planning Grant (AWP) in Whitman Park at New Life Ministries on November 29, 2016. Attendees included City Councilman Brian Coleman and Commissioner Davis. Commissioner Sharma will be hosting a holiday event for the CRA commissioners and board staff on Monday, December 11, 2016 at Freddy’s in East Camden on Westfield Ave. CRA staff in attendance expressed appreciation, thankfulness, and related to sentiments to the Board. Director Johnson added similar sentiments and requested an executive session to provide update on a legal matter. There were no further questions or comments.

Redevelopment Project Presentation

None.

Resolutions for Review and Action

12-14-16A Resolution Recognizing the 10-Year Service Anniversary of Baoguo (Bob) Li with the City of Camden Redevelopment Agency

Motion: Ayes:

Nays: Abstentions:

Comments: Director Olivette Simpson shared that one of Mr. Li's recent deeds saved the CRA more than \$10k in 2015 and he will be in attendance at the December 14, 2016 meeting of the commissioners. Commissioner Torres noted that City Council will share in recognizing his 10 years of service with the CRA. There were no further questions or comments.

12-14-16B Resolution Designating Miller Fabricators, Inc. as the Redeveloper of Certain Properties in Block 399 on the City of Camden Tax Map, Located in the Gateway Redevelopment Area, and Authorizing a Cost Agreement and Redevelopment Agreement for the Expansion of Miller Fabricators, Inc.'s Existing Business at 1135 Mt. Ephraim Avenue

Motion: Ayes:

Nays: Abstentions:

Comments: Commissioner Bowman asked whether CRA would be burdened by any expenses as a result of this transaction. Director Harveson noted CRA is not expected to bear any expense. There were no further comments or questions.

12-14-16C Resolution Authorizing a Professional Services Agreement with Brownfield Redevelopment Solutions, Inc. to Provide Environmental Management Services on an Hourly Rate Basis for a Total Amount Not to Exceed \$150,000

Motion: Ayes:

Nays: Abstentions:

Comments: Commissioner Torres asked whether BRS was the lowest bidder or even required to bid. Director Harveson affirmed. There were no further comments or questions.

12-14-16D Resolution Authorizing a Professional Service Agreement with Steven W. Bartelt for Appraisal Services in Connection with the Proposed Sale of Certain Property in Block 399 on the Camden City Tax Map for a Cost Not to Exceed \$2,860 (10th & Sycamore Properties)

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

12-14-16E Resolution Authorizing a Shared Service Agreement with the City of Camden for the Management of a US Environmental Protection Agency Brownfields Cleanup Grant in Connection with the Knox Meadows Phase 2 Site in the North Camden Brownfields Development Area

Motion: Ayes:

Nays: Abstentions:

Comments: Director Harveson noted that applications are due to the United State Environmental Protection Agency (USEPA) on December 23, 2016 and the CRA is submitting two grants. Commissioner Torres asked how much the CRA is applying for. Mr. Harveson advised the amount is \$200k for each grant. One is for the proposed Phase 2 Meadows at Pyne Poynt project which will be developed by Ingerman who intends to submit a tax credit application to the New Jersey Housing and Mortgage Finance Agency (NJHMFA) in April 2017. Commissioner Bowman asked whether there were any related actions for the project approved by the CRA. Director Simpson added that the City, owner of the site, is interested in the development of the site, and that the CRA and the City have entered into a Shared Service Agreement. Director Simpson will provided additional project related information at a future meeting.

Resolutions for Review and Action (cont'd)

12-14-16F Resolution Authorizing the Acceptance of a Deed for Property Known as 304-306 Cooper Street, Camden, New Jersey (Block 75, Lot 3 of the City of Camden Tax Map) from the City of Camden

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

12-14-16G 2017 Adopted Budget Resolution Camden Redevelopment Agency Fiscal Year: From January 1, 2017 to December 31, 2017

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

Public Comments

Ms. LaVerne Williams spoke to resolution 12-14-16E and noted her concerns related to building affordable housing on contaminated land.

Old Business

Commissioner Davis asked how Burger King was selected to be the restaurant to be developed near Family Dollar at the 7th & Linden site and if the neighborhood was included in the decision making process. She also asked if an alternative healthy food option was considered. Director Johnson noted that the City and CRA has entertained numerous supermarket and food establishment options for nearly 20 years. Commissioner Sharma and others noted that Burger King previously existed close to this site and is now known for serving high quality, great tasting and affordable food. Burger King also provides detailed nutrition information to their customers so they can make informed meal choices.

New Business

None.

Chairperson's Remarks and Observations

None.

Executive Session

An Executive Session was held to discuss matters regarding a Developer's Construction work. Commissioner Sharma moved and Commissioner Bowman seconded and all present agreed to enter Executive Session, via voice vote at 6:44 pm. Director Johnson asked that Director Simpson stay for the session. The session adjourned at 6:57pm on a motion made by Commissioner Sharma and seconded by Commissioner Leonard.

Adjournment

Commissioner Bowman moved and Commissioner Sharma seconded that the business meeting be reopened to the public meeting at 6:57 pm. This meeting adjourned at approximately 6:58 PM on a motion made by Commissioner Sharma and seconded by Commissioner Leonard and affirmed via voice vote.