Minutes of July 1, 2015 Monthly Caucus Meeting

The Board of Commissioners of the City of Camden Redevelopment Agency held its Monthly Caucus on Wednesday, July 1, 2015, at Camden City Hall, Suite 1300, Camden, New Jersey.

Chair Marilyn Torres called the meeting to order at approximately 6:10 PM. Board Clerk Carla Rhodes called roll.

Present:

MT, KH (via telephone), JR, and MS

Absent:

VB, MN

Attendees:

Saundra Ross Johnson, Mark Asselta, Carla Rhodes, Johanna Conyer, James

Harveson, Olivette Simpson, Sulena Robinson-Rivera, Kandyce Perry, Kahlisha Laurel, CRA; and Nell Briggs, Summer Intern, Scungio Boist

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 Meetings- June 3 and June 10, 2015

Motion:

Ayes:

Nays:

Abstentions:

Comments: Ms. Torres asked all Commissioners if they had an opportunity to review the minutes.

All affirmed. There were no further comments or questions.

Executive Director's Report

Date of Meeting- June 3, 2015

Motion:

Ayes:

Navs:

Abstentions:

Comments: In addition to the previously supplied written report, Executive Director Saundra Ross Johnson noted the submission of a revised agenda, as a decision was made to forego presentation of a resolution. Ms. Johnson also reported highlights of the Holtec Technology Center groundbreaking ceremony. Mayor Redd and Lt. Governor Kim Gaudago, Rep. Norcross were among the speakers. The campus will include a science/tech/engineering and mathematics academy that will include an apprentice program as well as other higher-education opportunities. This \$260 million-plus development project is the single largest investment ever made in Camden. The City and CRA hope to close on land assemblage within 60 days. Construction will require street vacations. Environmental clean-up requirements are significant and expensive.

The new City Guide in which CRA's work is prominent was distributed. The report regarding employees who have been hired through CRA's Clean & Green program(s) will be presented at a later date. A Property Update will be presented in August. Ms. Johnson also requested an Executive Session to review legal and personnel matters.

Chair Torres stated CRA must get creative regarding generating revenue.

Commissioner Kenwood Hagamin encouraged staff to keep up the good work. There were no further comments or questions.

Note: Per Chair Torres' request, a group board photograph will be scheduled for the Regular Monthly Meeting in August.

Resolutions for Review and Action

07-08-15A Resolution Authorizing a Contract with Camden Special Services District, Inc. to Provide Business Corridor Maintenance Services as Part of the City of Camden's Safe and Clean Business Corridors Program for an Amount Not to Exceed \$411,600

Motion: Ayes:

Nays: Abstentions:

This Resolution was presented by Housing Director Olivette Simpson who noted that approval of the related Shared Services Agreement was previously provided. Only one bid was received and the City has authorized the Not to Exceed level.

Ms. Torres asked how many will be employed. Ms. Simpson stated 10 workers will be employed.

Commissioner Maria Sharma inquired about the boundaries and stated they should extend to 36th street.

Ms. Simpson reported that the City set the boundaries.

Board Counsel Mark Asselta offered clarification: the bid exceeded what the City authorized by roughly \$1,200; in order to comply with procurement law, Finance Director Johanna Conyer proposes either paying the additional amount from CRA's funds or re-issuing the RFP. Additional options were presented by Ms. Conyer. Ms. Simpson proposed the City amend its resolution to account for the overage. Ms. Johnson stated the goal was to begin the work in May and the Finance Director must certify the funds are available.

Ms. Torres noted, if this is going to support "re-entry" individuals, perhaps affiliated agencies can collaborate.

Mr. Asselta proposed changing the amount in the Resolution and presenting it for authorization at the Regular Monthly Meeting on July 8, 2015.

There were no further comments or questions.

07-08-15B Resolution Authorizing a Redevelopment Agreement with M&M Development, LLC, for Redevelopment of Block 75, Lot 3 of the City of Camden Tax Map (known as the Pierre Building) Located in the Downtown Redevelopment Area

Motion:

Ayes:

Nays:

Abstentions:

This Resolution was presented by Ms. Simpson. She advised the commissioners that the proposed project will carry debt and the cost of development is high because the project site is an historic building. As part of this transaction, CRA will be required to repay Rowan University \$1.1 million from the sales proceeds. CRA will recoup expenses for reasonable costs in maintaining the property.

Ms. Torres inquired about how much funding will be provided. Ms. Simpson will provide a breakdown.

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07-08-15B (cont'd)

Commissioner Javier Ramos inquired about the location. Ms. Simpson advised the Commissioners the location is 306 Cooper Street.

Ms. Johnson asked if the Commissioners can authorize CRA to proceed on the basis of an amount determined by the Finance Department. Ms. Conyer stated the accurate amount is contained in the Resolution. Mr. Asselta noted CRA will receive additional funds, which are yet to be determined. Ms. Simpson stated NJHMFA is providing financing in August. Documentation must be provided a month a head of action. CRA's Resolution authorizes execution of a Redevelopment Agreement as required by NJHMFA. As a result, CRA will be able to recoup funds at closing in October. Ms. Torres declined to take action and stated she preferred to wait.

There were no further comments or questions.

07-08-15C

Resolution Authorizing the City of Camden Redevelopment Agency to Accept Conveyance of the Properties Designated as Block 1458 Lots 8 & 12 of the City of Camden Tax Map in the Gateway Redevelopment Area from the City of Camden

Motion:

Ayes:

Nays:

Abstentions:

This Resolution was presented by Economic Development Director James Harveson. He advised the Commissioners that the fleet garage and old car dealership on Federal Street are to be conveyed to CRA for this redevelopment project and the City will retain all sales proceeds.

There were no further comments or questions.

07-08-15D

Resolution Authorizing an Agreement with Mount Construction Company, Inc. for the Acceptance of Dredge Materials at the Harrison Avenue Landfill and for the Payment to the Agency of the Amount of \$XXX Per Ton for Such Material

Motion:

Ayes:

Nays:

Abstentions:

This Resolution was presented by Mr. Harveson. However, Ms. Johnson noted, due to critical negotiations, the final financial details are not available. It will be provided for the Regular Monthly Meeting. Mr. Harveson advised the Commissioners considerable work is required at the Kroc Center. This Resolution will afford capping material to cover approximately 15 acres, and CRA will be paid to accept the fill.

Mr. Hagamin asked if Cooper River will be dredged. Mr. Harveson confirmed, and noted the dredging will occur where the boat house is.

Mr. Hagamin also asked if studies regarding durability were conducted. Mr. Harveson advised the Commissioners about 75% of the fill meets residential standards and about 25% exceeding standards will be placed beneath the clean fill.

Mr. Asselta advised that DEP approval of material is required.

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07-08-15D (cont'd)

Ms. Johnson noted that the Harrison Avenue Landfill is a three-phase project. Building the center was Phase I. Building a solar panel field is Phase II. Creating the wetlands conservation and park area are in Phase III.

Mr. Harveson noted a contract requires execution by August 15.

Mr. Ramos asked about how soon CRA will know the degree of contamination.

Mr. Harveson reported this has already been determined by sampling.

Ms Torres inquired about where the fill will be placed. Mr. Harveson reported it will be placed near Hargrove Construction and Centennial Village.

There were no further comments or questions.

Public Comments

None.

Old Business

Mr. Hagamin inquired about the redevelopment status of Meadows at Pyne Poynt Phase II. Ms. Simpson reported that NJMFA will have a tax credit round at the end of the year. If the redeveloper is competitive, the development will be able to proceed. Current tax credit funding has been given to areas affected by Hurricane Sandy and suburban areas.

There were no further comments or questions.

New Business

None.

Chairperson's Remarks and Observations

None.

Executive Session

On a motion made by Mr. Ramos, seconded by Commissioner Maria Sharma, and affirmed by all, this session commenced at 7:14 PM.

Adjournment

This meeting adjourned at approximately 7:30 PM.

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