

The Board of Commissioners of the City of Camden Redevelopment Agency held its Monthly Caucus Meeting on Wednesday, March 2, 2016, at Camden City Hall, 16th Floor, Conference Room, Camden, New Jersey.

Vice Chair Sheila Davis called the meeting to order at approximately 6:07 PM. Board Clerk Sulena Robinson-Rivera called roll. Commissioner Ramos arrived shortly after roll call.

Present: SD, KH, IL, and JR
Absent: VB
Excused: MT, MS
Attendees: Saundra Ross Johnson, Mark Asselta, Sulena Robinson-Rivera, Johanna Conyer, James Harveson, Olivette Simpson, and Kadeem Pratt CRA; John G. Spitz, Janice Wong, Kevin Sheehan, Anne Cummins, John Gattuso, Liberty Property Trust; Juan Burgos, New Jersey Economic Development Authority; Meishka Mitchell, Coopers Ferry Partnership; Maria E. Yglesias, M&M Development LLC.; and Kelly Francis, Camden County NAACP, Lavern Williams

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- February 3, and February 10, 2016

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- March 2, 2016

Motion: KH, JR Ayes: MT, SD, KH, IL, JR

Nays: Abstentions:

Comments: Ms. Johnson informed that the Finance Committee met and an update will be provided, at a future meeting, by the Treasurer, Commissioner Sharma.

She also advised that the board will hear three presentations related to current and proposed redevelopment projects. The presentations included Liberty Properties, M & M Development LLC.

John Gattuso of Liberty Property Trust provided an overview of the Camden Waterfront 2016 Master Plan Vision. He spoke to the collaborative efforts of stakeholders including New Jersey Economic Development Authority (NJEDA), City of Camden Administration, CRA, and Coopers Ferry Partnership. He provided some background on the various elements of the project including the size, various end uses, parking, traffic patterns, public transportation, infrastructure, and community open spaces. The project was described as a mixed use urban

waterfront neighborhood. It will be designed to attract commercial office headquarters, a major flagship hotel, new residents and retail stores. He also shared the start of vertical construction in August 2016.

Maria Yglesias of M&M Development LLC made the 2nd presentation. Maria imparted her redevelopment experience, specific to the 30, single family, NSP2 homes in the Cooper Plaza neighborhood. She spoke to the delays in financing that triggered the request for loan extension.

The 3rd presentation to the board was given by, Meishka Mitchell, of Cooper's Ferry Partnership and related to the North Camden Waterfront Park Redevelopment Plan and Project. She shared progress to date including the recently completed renovations of Pyne Poynt Park. This next stage will transform a brownfield site into a productive reuse including a boat launch, fishing pier, picnic areas, trails, and parking areas. The construction is scheduled to begin in autumn of 2016 and the total development cost is \$4.6 million. Commissioner Ramos asked who will maintain the new completed park. She advised that the City of Camden will maintain the park. Commissioner Hagamin asked if the remedial investigation has begun. Meishka confirmed the investigation is underway.

Resolutions for Review and Action

03-09-16A Resolution Authorizing a Sub-Recipient Agreement with Cooper's Ferry Partnership for the Administration of a Hazardous Discharge Site Remediation Grant for a Site Investigation / Remedial Investigation of the North Camden Waterfront Park (Grant No. P40754)

Motion:

Ayes:

Nays:

Abstentions:

Commissioner Davis asked who is performing the work. Coopers Ferry Partnership will hire a Licensed Site Remediation Professional (LSRP) to perform the site investigation. There were no additional questions or comments.

03-09-16B Resolution Designating CSMI, L.L.C. as the Redeveloper of Certain Lots Located in Block 105 of the City of Camden Tax Map and Authorizing a Cost Agreement, a Redevelopment Agreement and a Lease with the Redeveloper for Development of Surface Parking Ancillary to the Camden Community Charter School in the Camden North Gateway Redevelopment Area (10th & Linden Properties)

Motion:

Ayes:

Nays:

Abstentions:

There were no questions or comments.

03-09-16C Resolution Approving a Proposed Amended Master Plan Concerning Certain City of Camden Redevelopment Agency Owned Land at the Camden Waterfront

Motion:

Ayes:

Nays:

Abstentions:

There were no questions or comments.

Resolutions for Review and Action (cont'd)

03-09-16D Resolution Amending Resolution 08-13-14C Which Authorized a Construction Loan to Coopers Hill Town Homes, LLC in the amount of \$142,200.00 for the Coopers Hill Town House Development Project in the Cooper Plaza Redevelopment Area Under the Neighborhood Stabilization Program 2 (“NSP 2”) by Extending the Maturity Date of the Loan

Motion:

Ayes:

Nays:

Abstentions:

Commissioner Leonard asked how the loan will be repaid. Director Simpson advised that a portion of the loan will be repaid each time a housing unit is sold. There were no questions or comments.

Public Comments

Kelly Francis referenced Centerville and Roosevelt Manor projects, to draw a connection to the home sales challenge M&M described with respect to resolution 03-09-16D.

Ms. Williams really wants to ensure that the Waterfront Redevelopment project include a comprehensive public transportation plan. She asked if M&M was related to Michaels Development. Olivette advised they were not. Commissioner Davis provided Ms. Williams with a copy of the Camden Waterfront 2016 Master Plan vision and directed her attention to the pages that speak to the public transportation plan.

Old Business

None.

New Business

None.

Chairperson's Remarks and Observations

Ms. Davis supports the completion of the Coopers Hill Redevelopment Project as well as the Waterfront Master Plan vision. She expressed satisfaction with each of the presentations and appreciated the attention to detail. She also noted that Commissioner Torres' absence shall be noted as excused. She thanked all for attending and for all the good work.

Executive Session

None.

Adjournment

This meeting adjourned at approximately 7:28 PM on a motion made by Commissioner Leonard and seconded by Commissioner Hagamin.

V1