

The Board of Commissioners of the City of Camden Redevelopment Agency held a Monthly Caucus Meeting on Wednesday, February 7, 2018 Camden City Hall, 13<sup>th</sup> Floor Conference room, in Camden, New Jersey.

Vice Chair Sheila Davis called the meeting to order at approximately 6:00 PM. Board Clerk Sulena Robinson-Rivera called roll. Commissioner Leonard joined the meeting at approximately 6:05 pm

**Present:** VB, SD, IL, JR, WS, and MS  
**Absent:** MT  
**Excused:**  
**Attendees:** Olivette Simpson, Mark Asselta, Sulena Robinson-Rivera, Johanna Conyer, and James Harveson CRA; Luis Gaitan, Erin Crean, Ben Saracco, Lucas Murray, Sue Altman, Jared Hunter, and Gayle Christianson, City of Camden Residents

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:** January 29, 2018

**Motion:** Ayes:

**Nays:** Abstentions:

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

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

Date of Meeting- February 7, 2018

**Motion:** Ayes:

**Nays:** Abstentions:

**Comments:** Ms. Olivette Simpson, Interim Executive Director shared that a Board Training and Retreat is being planned for March 2018. The proposed agenda will include revisiting the Redevelopment law, Agency Bylaws, and Ethics. Also, the City Attorney has assigned Marc Riondino as liaison to the CRA, particularly in matters related to economic development and others that involve the City and CRA. She noted that board action is requested for two resolutions related to the former Harrison Avenue landfill.

### **Redevelopment Project Presentation**

None.

### **Resolutions for Review and Action**

**02-07-18A** Resolution Rescinding Resolution 12-13-17B and Authorizing a Contract with Active Remediation Technologies, Inc. for Environmental Remediation and Waste Disposal Services at the Harrison Avenue Landfill (Block 809 Lots 7 & 13 the City of Camden Tax Map) for an Amount Not to Exceed \$75,682.10 Total Bid

**Motion:** WS, VB **Ayes:** VB, SD, IL, JR, WS, and MS

**Nays:** Abstentions:

**Comments:** Director of Finance, Johanna Conyer shared that these actions were previously approved by the board in December 2017 and the procedural errors contained within the previous bid required rebidding. Director of Economic Development, James Harveson, provided a project background. Board Counsel, Mark Asselta advised the board of its ability to also take action and vote on resolutions during the caucus meeting and the need to exercise the option tonight is due to the State's aggressive timeline for construction activity to start at the Harrison Avenue site. There were no comments or questions.

**Resolutions for Review and Action (cont'd)**

**02-07-18B** Resolution Rescinding Resolution 12-13-17C and Authorizing a Contract with SGS North America, Inc. to Provide Licensed Well Drilling Services at the Harrison Avenue Landfill (Block 809 Lots 7 & 13 the City of Camden Tax Map) for an Amount Not to Exceed \$247,335 Total Bid.

**Motion:** WS, VB      **Ayes:** VB, SD, IL, JR, WS, and MS

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

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

**02-07-18C** Resolution Rescinding Resolution 12-13-17A and Authorizing a Contract with XXX for the Demolition of the Camden Laboratories Building Located at 1662 Davis Street (Block 1392 Lot 33 on the City of Camden Tax Map) for an Amount Not to Exceed \$XXX Total Bid

**Motion:**              **Ayes:**

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

**Comments:** Ms. Simpson asked the board to table this resolution. Mr. Harveson explained this action also included a procedural error, but is not time sensitive. Board Counsel added the resolution would be tabled to the March 2018 meeting. All agreed to table the resolution via voice vote. There were no comments or questions.

**02-14-18A** Resolution Authorizing a Professional Services Agreement with Woodard & Curran to Provide Remedial Action and Regulatory Services in Connection with the Former Sears Tire & Battery Site Located on Block 1464 Lot 4&5 of the City of Camden Tax Map in an Amount Not to Exceed \$246,409.00

**Motion:**              **Ayes:**

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

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

**02-14-18B** Resolution Authorizing Amendments to the Tire & Battery Site Remediation Grant and the Campbell Soup Expansion Grant from the Economic Recovery Board for Camden

**Motion:**              **Ayes:**

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

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

**02-14-18C** Resolution Authorizing a Professional Services Agreement with Steven W. Bartelt for Appraisal Services in Connection with the Proposed Sale of Property in Lanning Square and the Central Waterfront for a Fee Not to Exceed \$3,600.00.

**Motion to table:** WS, VB                      **Ayes: all in favor via voice vote**

**Comments:** Ms. Simpson requested a motion to table in order to obtain a complete proposal from KIPP School. There were no comments or questions.

**Public Comments**

Residents from North Camden and Cooper Grant were present and inquired as to the future redevelopment plans for 320 N. 2<sup>nd</sup> Street a site which is owned by the CRA. Mr. Luis Gaitan and Ben Saracco expressed that the community activities at the site involved organizing a clean-up and a desire to adapt the site as the City's first dog park. They also expressed concerns about the lack of notice to the community prior to CRA's removal of an unauthorized pallet fence at the site; which was built the community. Sue Altman and Gayle Christianson asked about the City's adopt a lot program, maintenance of publicly owned property, and process for complaints among other inquiries. Ms. Simpson responded. Commissioner Leonard, who resides very close to the site, provided several comments. After some discussion some action steps were reached. The residents will meet with their

respective community groups for a proposal for use of the site. Mr. Saracco advised that Mr. Jonathan Latko, president of the Cooper Grant Neighborhood Association (CGNA) is the point of contact. Mr. Lucas Murray thanked commissioners for providing the group with options and clarifying the process for use of CRA owned property.

Mr. Jared Hunter asked some questions; including tax incentives, employment goals, and community benefits related to the Subaru project. Mr. Harveson responded with a project update.

### **Old Business**

None.

### **New Business**

CRA owns 320 N. 2nd Street (Block 65, 103) located in the Cooper Grant neighborhood; a property which is reserved for future redevelopment. The City's Department of Code Enforcement and CRA received complaints, regarding the use of 320 N. 2nd as "dog park" and the pallet fence. Inspections were made of the property. CRA did not authorize entry onto the property, nor a "pallet" fence be installed, nor the use of the property as a dog park. CRA requested that the City remove the fence. On February 6th, the fence was removed by City DPW and later "No Trespassing" signs were installed. CRA will install a fenced around the perimeter of the site. A letter was sent to the Mr. Latko, Sarracco, and Gaitan, setting forth the CRA's concerns regarding the unauthorized use and potential liability exposure.

Commissioner Bowman inquired about the maintenance schedule and any contracts in place for maintaining the site. Ms. Simpson advised that DPW usually assists with maintenance of this site because there is no contract for maintenance in place. Vice Chair Davis asked whether this property is eligible for adoption. Director Simpson advised that the CRA does not have an adopt- a-lot program. Commissioner Ramos thanked all for the initiative and productive conversation.

### **Chairperson's Remarks and Observations**

None.

### **Adjournment**

Commissioner Leonard made a motion to adjourn which was seconded by Commissioner Spearman, all affirmed via voice vote and the meeting ended at approximately 7:11 PM.