

The Board of Commissioners of the City of Camden Redevelopment Agency held a **Regular Monthly Meeting on Wednesday, October 10, 2018** Camden City Hall, City Council Chamber, in Camden, New Jersey.

Vice-Chairperson, Sheila Davis called the meeting to order at approximately 6:01 PM. Board Clerk Sulena Robinson-Rivera called roll. Commissioner Bowman joined the meeting after roll call at 6:08 pm.

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

**Absent:** MT

**Attendees:** Mark Asselta, Johanna Conyer, James Harveson, Sulena Robinson-Rivera, and Olivette Simpson, LaVerne Williams, 2655 Park Blvd; Rebecca Boudwin (attorney for Gilberto Duran); Ali Sloan El, 1242 Lakeshore Drive; and George Woolston of TapInto Camden

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 Meeting:** September 5, 2018 and September 12, 2018

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

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

**Comments:** Commissioner Bowman was not present for the vote. There were no comments or questions.

### Interim Executive Director's Report

**Date of Meeting:** October 10, 2018

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

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

**Comments:** Ms. Olivette Simpson, Interim Executive Director, reported that her report stands as presented during the Caucus Meeting.

### Redevelopment Project Presentation

Vice Chairperson Davis and Interim Executive Director Simpson acknowledged Mr. Gilberto Duran and invited them to the podium to speak to the project. His attorney, Rebecca Boudwin, described the project and Mr. Duran's desire to remain in the neighborhood. Board Counsel, Mark Asselta, asked Ms. Boudwin, whether her client accepts the board conditions for the sale and the deed restrictions: that the property is to be rehabbed within a 2-year period; the property is prohibited from being converted to a boarding house; and the property is to be occupied as the buyer's principal place of residence for a term of 5 years. Commissioner Sharma translated these conditions to Mr. Duran and he affirmed.

### Resolutions for Review and Action

**10-10-18A** 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 \$150,000.00

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

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

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

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

**10-10-18B** Resolution Authorizing an Agreement with The Salvation Army for the Joint Submission of a Title V Operating Permit Application for the Permanent Operation and Monitoring of the Landfill Gas Passive Venting Systems at the Former Harrison Avenue Landfill in the Cramer Hill Redevelopment Area

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

**Nays: Abstentions:**

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

**10-10-18C** Resolution Authorizing a Professional Services Agreement with Greenbaum Rowe Smith & Davis, LLP for the provision of Legal Services for the Negotiation of an Agreement with The Salvation Army for the Submission of a Joint Title V Operating Permit Application for the Permanent Operation and Monitoring of the Landfill Gas Passive Venting Systems at the Former Harrison Avenue Landfill in the Cramer Hill Redevelopment Area

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

**Nays: Abstentions:**

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

**10-10-18D** Resolution Designating Gilberto Duran as Redeveloper of 939 North 20th Street (Block 853, Lot 7 of the City of Camden Tax Map) Located in the Cramer Hill Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper

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

**Nays: Abstentions:**

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

**10-10-18E** Resolution Authorizing a Contract with XXX for Property Maintenance Services for the NSP 2 Clean & Green Vacant Lot Stabilization Program in the Cooper Plaza and Lanning Square Redevelopment Areas For an Amount Not to Exceed XXX Total Bid

**Motion to withdraw: VB, MS Ayes: VB, SD, IL, JR, and MS**

**Nays: Abstentions:**

**Comments:** Ms. Simpson reported that three bids were received and opened; one responsive bid exceeded the budget and two bids were deemed non-responsive. The bids will be rejected and the solicitation issued. There were no further comments or questions.

**10-10-18F** Resolution Authorizing an Amendment to Resolutions 05-13-15F and 11-15-17F to Designate the Rowan University/Rutgers-Camden Board of Governors as Redeveloper of 520 Stevens Street (Block 180, Lot 6 of the Camden Tax Map) and Authorizing a Redevelopment Agreement for Such Property

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

**Nays: Abstentions:**

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

**10-10-18G** Resolution Introducing and Approving for Submission to the Director of the Division of Local Government Services the Agency's Proposed Budget for the Fiscal Year 2019

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

**Nays: Abstentions:**

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

**Public Comments**

Ms. LaVerne Williams inquired regarding resolution 10-10-18D and whether the board was satisfied with the project presentation. Vice Chair acknowledged that the board received all requested information, presentation, and was therefore satisfied. Regarding Resolution 10-10-18G, Ms. Williams asked when she could review the budget. Director of Finance, Johanna Conyer advised that she may review the budget in December 2018. She asked Ms. Simpson for a copy of the minutes. Ms. Simpson affirmed she would provide the minutes, once approved.

Ali Sloan-El of 1242 Lakeshore Drive inquired about CRA's land inventory and whether any of the properties related to resolution 10-10-18E were occupied and how this will be funded. Ms. Simpson advised that the properties were vacant, and if structured, unoccupied. Ms. Simpson advised that the properties that are the subject of this resolution are maintained utilizing a HUD grant.

**Old Business**

None.

**New Business**

None.

**Executive Session**

None.

**Chairperson's Remarks and Observations**

Thanked all present for hard work and attendance and Director of Finance for the explanation of the budget.

**Adjournment**

Commissioner Leonard made a motion to adjourn which was seconded by Commissioner Ramos, all affirmed via voice vote and the meeting ended at approximately 6:34 PM.