

The Board of Commissioners of the City of Camden Redevelopment Agency held its Reorganization and Regular Monthly Meeting on Wednesday, January 13, 2016, at Camden City Hall, 16th Floor, Conference Room, Camden, New Jersey.

General Counsel, Mark Asselta, called the meeting to order at approximately 6:03 PM. Board Clerk Sulena Robinson-Rivera called roll.

Present: MT, VB, SD, JR and MS
Absent: KH
Excused: n/a
Attendees: Saundra Ross Johnson, Mark Asselta, Sulena Robinson-Rivera, Johanna Conyer, James Harveson, and Olivette Simpson, CRA; Councilman Brian Coleman, Marc Riondino, Glynn Jones, City of Camden; Bridget Phifer, PBCIP; Chris Gigliotti, CCP; Kelly Francis, Camden County NAACP and PBCIP, Ali Sloan-El; Shawn Burke, 46 Belleview Terrace ; 1242 Lakeshore Drive; and Arturo Miller, 1373 Park Blvd

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.

Reorganization

Sheila Davis moved to nominate Marilyn Torres as Chairperson; the motion was seconded by Commissioner Javier Ramos. All affirmed by way of a voice vote.

Chairperson asked for nominations for Vice Chair. Commissioner Sharma moved to nominate Sheila Davis; the motion was seconded by Commissioner Javier Ramos. All affirmed by way of a voice vote.

Mr. Ramos nominated Commissioner Maria Sharma for the office of Treasurer; the motion was seconded by Ms. Davis. All affirmed by way of a voice vote.

Review of Minutes

Dates of Meetings- December 2, December 9, and December 29, 2015

Motion: VB, SD **Ayes:** MT, SD, VB, JR, MS

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- December 13, 2016

Motion: VB, MS **Ayes:** MT, VB, SD, MS

Nays: **Abstentions:**

Comments: As a follow up to last week's Caucus meeting an informative and productive site tour of the Parkside Renaissance Project occurred, the participants included; Olivette Simpson and Dwaine Williams, CRA Staff; Bridget Phifer, Executive Director PBCIP, Lew Schulman, CEO BOH; Chris Gigliotti, CEO CCP; Jim Peffley, Executive VP Cinnaire; and Susan Frank, VP and Managing Director Cinnaire and Commissioners Sharma, Davis, and Ramos. The administration too, fully supports this project.

Resolutions for Review and Action

01-13-16A Resolution Authorizing an Application for and Acceptance of a Grant from the Hazardous Discharge Site Remediation Fund in an Amount Not to Exceed \$165,590 for Remedial Investigation on a Portion of the Harrison Avenue Landfill ("Balance of the Landfill") P41711

Motion: MS, VB **Ayes:** MT, VB, SD, MS

Nays: **Abstentions:**

There were no questions or comments.

01-13-16B Resolution Authorizing an Application for and Acceptance of a Grant from the Hazardous Discharge Site Remediation Fund in an Amount Not to Exceed \$2,454,894.00 for Remedial Action on a Portion of the Harrison Avenue Landfill ("Balance of the Landfill") P41712

Motion: MS, VB **Ayes:** MT, VB, SD, MS

Nays: **Abstentions:**

There were no questions or comments.

01-13-16C Resolution Ratifying a Contract for Emergency Plumbing Services with Root 24 Hours Plumbing, Inc. for the RCA Building 8 / Radio Lofts Property located at 100 Cooper Street and Designated as Block 72 Lot 1 on the City of Camden Tax Map for a Cost of \$4,650.00

Motion: SD, MS **Ayes:** MT, VB, SD, MS

Nays: **Abstentions:**

Commissioner Bowman asked what is required to move the redevelopment forward. Mark Asselta suggested that a review of the contract by conducted so that recommendations for next steps can be identified. There were no further questions or comments.

01-13-16D Resolution Authorizing Acceptance of 24 Properties Located in the Parkside Redevelopment Area from the City of Camden for Residential Development

Motion: MS, JR **Ayes:** MT, VB, SD, MS

Nays: **Abstentions:**

Ms. Davis asked how, "Fair Market Value" is determined. Ms. Johnson advised that Fair Market Value is determined by appraisal. There were no further comments or questions.

Resolutions for Review and Action (cont'd.)

01-13-16E Resolution Designating Parkside Urban Renewal LLC, as Redeveloper of Certain Tax Lots Designated on the City of Camden Tax Map and Authorizing an Option Agreement and Redevelopment Agreement with the Redeveloper for Development of Residential Housing in the Parkside Redevelopment Area

Motion: VB, MS Ayes: MT, VB, SD, MS

Nays: Abstentions:

There were no comments or questions.

01-13-16F Resolution Authorizing a Pre-Qualified List of Appraisal Companies for a Period of One Year Effective January 1, 2016 to December 31, 2016

Motion: VB, JR Ayes: MT, VB, SD, MS

Nays: Abstentions:

There were no comments or questions.

01-13-16G Resolution Authorizing the Adoption of a List of Pre-Qualified Attorneys for the Year 2016.

Motion: MS, VB Ayes: MT, VB, SD, MS

Nays: Abstentions:

There were no comments or questions.

01-13-16H Resolution Authorizing a Professional Services Agreement with Brown & Connery, LLP for the Provision of General Counsel Legal Services for Calendar Year 2016

Motion: MS, JR Ayes: MT, VB, SD, MS

Nays: Abstentions:

Commissioner Bowman expressed concerns regarding a single firm representing both the Agency and the Board of Commissioners. Mr. Bowman asked that the title of the resolution be revised to clarify representation of the Board of Commissioners. Mark Asselta provided suggested language to the revised title of resolution.

01-13-16I Resolution Establishing the Board of Commissioners' Meeting Schedule for 2016

Motion: SD, MS Ayes: MT, VB, SD, MS

Nays: Abstentions:

There were no comments or questions.

Public Comments

Former Councilman, Ali Sloan-El, supports resolution 01-13-16D. He shared a communication protocol between the CRA and City Council during his tenure. He suggested the CRA revisit the practice with current members of Council when projects are proposed in their area.

Ms. Torres advised that City Council is well informed on all matters of CRA and others may attend meetings of City Council to supplement the information disseminated at the CRA Board meetings.

Councilman Brian Coleman, 1269 Chase Street reminded all of the existing project labor agreement and inquired whether the redevelopers receive copies of same from the CRA. He asked about Minority and Small Business Participation as well as the hiring statistics on redevelopment projects currently underway. He asked if more than a Good Faith Effort is being achieved.

Ms. Davis pointed out the process of PBCIP wherein the redeveloper has attended a number of the neighborhood meetings and acknowledged, the Vice Chair of the PBCIP board, Kelly Francis.

Mark Asselta advised all that every CRA redevelopment agreement includes statutory language regarding Affirmative Action efforts. In addition each agreement requires the Redeveloper to respect the Community Benefits agreement as well as coordinate the details with the Administration.

Mr. Kelly Francis asked the balance of the landfill that requires remediation, and if anyone has expressed interest in redeveloping it. Mr. Harveson shared there are approximately 50 acres remaining and a solar generation field is part of the redevelopment plan. He wished all a Happy New Year. He also asked the about the redevelopment status of resolution 01-13-16C. Ms. Johnson advised that the remediation plan is unchanged; however, an examination regarding financing and execution is underway. He also inquired as to historic designation. Mr. Harveson informed that the structure is on the register and considered to be contributing to the district.

Shawn Burke inquired about the Lanning Square West RFP. Ms. Conyer described the procurement process and the background of this RFP. Mr. Burke is concerned that the timing of the posting and the response time limits the number of proposals the CRA may receive. Ms. Johnson advised that this is the third advertisement of this RFP. She added that the CRA advertised an earlier version widely and for a longer period of time and it resulted in no responses. Ms. Conyer stated that the law states that 20 days is the minimum time allowed for advertisement of redevelopment proposals.

Old Business

Mark Asselta advised of a need to rescind an action made to amend the Bylaws during the December 2015 meeting. Mr. Bowman moved to rescind action made in December 9, 2015 Executive Session related to the membership of the Executive Committee. Ms. Sharma seconded the motion.

New Business

Ms. Johnson advised that former Freeholder, Ian Leonard was appointed by City Council to the CRA Board of Commissioners.

Chairperson's Remarks and Observations

Thanked all for attending and for all the good work.

Executive Session

None.

Adjournment

This meeting adjourned at approximately 7:14 PM on a motion made by Commissioner Bowman and seconded by Commissioner Davis.

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