

The Board of Commissioners of the City of Camden Redevelopment Agency held its Regular Monthly Meeting on Wednesday, February 1, 2017 Camden City Hall, 13th Floor Conference Room, in Camden, New Jersey.

Chair Marilyn Torres called the meeting to order at approximately 6:03 PM. Board Clerk Sulena Robinson-Rivera called roll.

Present: MT, SD, IL and JR
Absent: VB
Excused: MS
Attendees: Saundra Ross Johnson, Mark Asselta, Sulena Robinson-Rivera, James Harveson, and Olivette Simpson CRA; Glynn Jones, Director of Finance City of Camden; and Barbara Kelley, CBCA/BSCDC/WERC

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 11, 2017

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- February 1, 2017

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Johnson advised that the 2016 audit is underway and staff is responding to inquiries of the Finance Department. She also requested an Executive Session to update the board on a previously discussed legal matter and a contract matter. There were no further questions or comments.

Redevelopment Project Presentation

None.

Resolutions for Review and Action

02-08-17A Resolution Authorizing an Amendment to a Shared Services Agreement with the City of Camden for Planning Consulting Services to Extend the Term of the Agreement

Motion: Ayes:

Nays: Abstentions:

Comments: There were no questions or comments.

Resolutions for Review and Action (cont'd)

02-08-17B Resolution Authorizing an Amendment to a Shared Services Agreement with the City of Camden for the Central Waterfront Parking Project to Extend the Term of the Agreement

Motion: Ayes:

Nays: Abstentions:

Comments: Commissioner Davis asked whether the action will negatively affect any other businesses in the in the vicinity. Director of Housing and Institutional Redevelopment, Olivette Simpson noted that the site is currently improved and being used for parking, and should have no adverse effect on local businesses. Board Counsel, Mark Asselta added; the purpose is to establish and obtain clean title. Funds are being held in escrow to pay taxes, as well as, any owners who might come forward. There were no further comments or questions.

02-08-17C Resolution Authorizing the Conveyance of Block 1369, Lot 64; Block 1373, Lot 4 and Block 1363, Lots 55 and 51 on the Camden City Tax Map (1773 and 1774 Norris Street and 1228 and 1238 Carl Miller Boulevard) in the Whitman Park Neighborhood to the City of Camden for Redevelopment

Motion: Ayes:

Nays: Abstentions:

Comments: Commissioner Davis asked the name of the redeveloper. Ms. Simpson advised that New Life Ministries CDC submitted a request to the City of Camden to redevelop the structures. She also added that the Whitman Park neighborhood does not have a redevelopment plan in the area of the census tract where these structures are located. Director Simpson added, that the City of Camden will absorb all related redevelopment costs, estimated at \$12,733. Ms. Johnson reminded the group of the various circumstances when the City can convey property including; at auction, to a non-profit, or to other government entities. Ms. Johnson advised that New Life Ministries CDC intends to redevelop these structures for affordable housing. There were no further comments or questions.

02-08-17D Resolution Authorizing the Acquisition of Certain Properties within Block 185 of the Camden City Tax Map and Located in the Lanning Square Redevelopment Area

Motion: Ayes:

Nays: Abstentions:

Comments: Director Simpson noted that five of the property owners (lots 4, 5, 6, 13, and 18), within block 185, have contacted the CRA. There were no further comments or questions. Commissioner Davis asked whether the properties have been appraised. Ms. Simpson advised that the properties have not yet been appraised. Board Counsel, Mark Asselta inserted that this is a voluntary acquisition process. Commissioner Torres asked, how the sale price will be determined. Director Johnson advised fair market value for each will be established by an appraisal. There were no further comments or questions.

02-08-17E Resolution Authorizing a Professional Services Agreement with Triad Associates for Relocation Consultant Services Associated with the Acquisition of Certain Properties in Block 185 of the Camden City Tax Map and Located in the Lanning Square Redevelopment Area

Motion: Ayes:

Nays: Abstentions:

Comments: Commissioner Davis asked whether Triad had other relocation experience in the City of Camden. Director Simpson confirmed. Commissioner Davis asked with whom TRIAD will present the relocation plan. Both Director Simpson and Mark Asselta noted the plan will need to be approved by CRA, Housing Urban Development (HUD), and NJ Department of Community Affairs (NJDCA). Commissioner Davis asked how the properties with tenants will be affected. Director Simpson noted the family will be interviewed for needs assessment and the consultant will begin seeking replacement housing commensurate with their needs. She also noted \$328,000 is budgeted to assist with tenant relocation. There were no further comments or questions.

02-08-17F Resolution Designating Nasir Butt as Redeveloper of Block 1432, Lot 9 of the City of Camden Tax Map (517 Trenton Ave.) Located in the Cooper Plaza Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

02-08-17G Resolution Designating Edward Samuels as Redeveloper of Block 1411, Lot 25 of the City of Camden Tax Map (648 Berkley Street) Located in the Cooper Plaza Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

02-08-17H Resolution Authorizing the Adoption of a List of Pre-Qualified Attorneys for the Year 2017

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions

Public Comments

City of Camden Director of Finance, Glynn Jones asked whether there were any liens on any of the privately owned properties. Director Simpson advised that CRA is unaware of any liens at this time.

Old Business

None.

New Business

Directors Johnson and Harveson advised the board that the CRA has been working on a project which involves City owned and Housing authority owned property and will require action of the board, by way of, walk on resolutions at next week's meeting. The project is to redevelop the historic library and vacant property near 5th & Federal Streets. Millennial is seeking funding for the project and needs the redeveloper designation for the funding. Preliminary details indicate the two of the parcels are owned by the City of Camden (library) and Housing Authority of Camden City (HACC). HACC will prepare a quitclaim deed to the CRA. Millennial Partners will make a full presentation to the CRA board during next week's regular meeting.

Chairperson's Remarks and Observations

None.

Executive Session

An Executive Session was held to update the board on a previously discussed legal matter and a resolution related to General Counsel for the CRA Board. Commissioner Leonard moved and Commissioner Davis seconded and all present agreed to enter Executive Session, via voice vote at 6:40pm. General Counsel exited the room with the Board Clerk, CRA Staff, and members of the public. General Counsel, Mark Asselta re-entered the session for discussion related to the developer legal matter. The session adjourned at 6:55pm on a motion made by Commissioner Leonard and seconded by Commissioner Ramos. Motion to reconvene public portion of the meeting made by Commissioner Leonard and seconded by Commissioner Ramos and affirmed via voice vote at 6:58pm

Adjournment

The meeting adjourned at approximately 7:05 PM on a motion made by Commissioner Leonard and seconded by Commissioner Ramos and affirmed via voice vote.