

The Board of Commissioners of the City of Camden Redevelopment Agency held its Regular Monthly Meeting on Wednesday, March 8, 2017 Camden City Hall, City Council Chamber, in Camden, New Jersey.

Chair Marilyn Torres called the meeting to order at approximately 6:01 PM. Board Clerk Sulena Robinson-Rivera called roll.

Present: MT, SD, MS and JR
Absent: VB, IL
Excused:
Attendees: Mark Asselta, Sulena Robinson-Rivera, Johanna Conyer, James Harveson, and Olivette Simpson CRA; Glynn Jones, City of Camden Director of Finance, Kelly Francis, Camden County NAACP 1123 ½ Kaighn Ave; Rev. Willie Anderson and Dr. B. Anderson, OASIS Development Corp 1237 Kaighn Ave.

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 1 and 8, 2017

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

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 8, 2017

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: The Executive Director's designee, Olivette Simpson advised, from the dais, there was no report.

Redevelopment Project Presentation

None.

Resolutions for Review and Action

03-08-17A Resolution Authorizing the Acceptance of Certain Properties in Block 399 on the City of Camden Tax Map from the City of Camden for Purposes of a Redevelopment Project (10th & Sycamore Properties)

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

Nays: **Abstentions:**

Comments: Commissioner Davis asked where the site is located. Director of Economic Development, James Harveson advised the location is in the Gateway census tract and neighborhood near the intersection of 10th & Sycamore. Ms. Davis asked whether this is associated with the expansion of their business. Mr. Harveson confirmed, yes. Ms. Davis asked whether Miller Fabricators presented to the nearby churches and or community. Mr. Harveson noted such meetings are likely to take place during the Planning Board phase. There were no further questions or comments.

Resolutions for Review and Action (cont'd)

03-08-17B Resolution Authorizing a Professional Services Agreement with Sovereign Consulting, Inc. to Conduct a Site Investigation / Remedial Investigation for Block 15, Lots 1, 2, 3, 6 and 40 on the City of Camden Tax Map for a Cost not to exceed \$46,050.50 (Evergreen Site)

Motion: Ayes:
Nays: Abstentions:

Comments: Mr. Harveson requested the resolution be withdrawn from the agenda. There were no comments or questions.

03-08-17C Resolution Authorizing a Pre-Qualified List of Environmental and Engineering Firms to Provide Environmental Services for 2017-2018

Motion: SD, MS Ayes: MT, IL, JR, MS
Nays: Abstentions:

Comments: There were no comments or questions.

03-08-17D Resolution Authorizing a Contract with the Ambient Group for the Bulk Handling and Stockpiling of Dredge Material at the Harrison Avenue Landfill for a Contract Amount Not to Exceed \$1,765,720.00

Motion: SD, MS Ayes: MT, IL, JR, MS
Nays: Abstentions:

Comments: Chairperson Torres asked where the Ambient Group's headquarters is located. Mr. Harveson advised they are located out of Sewell NJ. Ms. Davis asked if the CRA received the CDF environmental certification for the site. Board Counsel, Mark Asselta, informed that NJ Department of Environmental Protection (NJDEP) is governing and supervising the entire process, as such, DEP provided a the required certifications in the specifications.

Public Comments

Mr. Kelly Francis asked regarding resolution 03-08-17B the location of the Evergreen Site. Mr. Harveson advised the site is located at the intersection of North Front and Erie streets which is situated in census tract 6007, Coopers Poynt and North Camden neighborhood. Mr. Francis asked what the acreage of the site is. Mr. Harveson noted the site is approximately 3 acres. Mr. Francis asked, regarding resolution 03-08-17D if the stockpile area was closer to the Kroc Center or closer to State Street. Mr. Harveson noted the site is closer to State Street.

Dr. Bernadette Anderson asked, regarding resolution 03-08-17A which lots within block 399 are included in this action. The property list from the resolution documents was shared with Dr. Anderson and Mr. Harveson noted that 10 addresses, which are comprised of 20 lots, is the focus of the resolution. Dr. Anderson also asked what the site will be used for. Mr. Harveson noted, the longstanding minority owned Camden based business, Miller Fabricators will be expanding its business operation by about 25,000sf. Dr. Anderson asked whether neighboring businesses such as the mini market will be impacted. Mr. Harveson advised there will be no negative consequence to the mini market. Dr. Anderson asked about the impact to the traffic in the immediate area. Mr. Asselta interjected that Miller Fabricators will be presenting to the Planning Board who has jurisdiction over such matters and suggested she pose these questions then.

Old Business

None.

New Business

Chairperson Torres asked the commissioners if they received and understood Memo dated February 21, 2017 from Business Administrator to CRA Chair and Executive Director regarding Mayor's power to veto minutes of the Board of any municipal Agency or Authority pursuant to the Municipal Rehabilitation and Economic Recovery Act (N.J.S.A 52:27BBB-6). Ms. Davis advised the chair that she received an email and desired interpretation. Ms. Torres requested Ms. Simpson read the memo aloud for the record. There were no further questions or comments.

Chairperson's Remarks and Observations

Chairperson Torres commended the staff of CRA and shared with all the positive feedback the CRA received for its presentation to City Council in response to City Council's request for information necessary for Council to assess the performance of all city authorities and agencies. The CRA presentation was delivered on Tuesday, March 7, 2017. Ms. Torres also noted that City Council will be voting on a resolution next month to prevent Commissioners from calling in to attend meetings, as well as, vote on resolutions via telephone conference line. City Council will also be voting on a resolution mandating that redevelopers meet with community members prior to CRA taking action on resolutions. Redevelopers must provide sign in sheets as evidence of meeting.

Executive Session

An Executive Session was held to update the board on a previously discussed developer legal matter. Commissioner Sharma moved and Commissioner Davis seconded and all present agreed to enter Executive Session, via roll call vote at 6:19 PM. The session adjourned at 6:35 PM on a motion made by Commissioner Sharma and seconded by Commissioner Ramos. Motion to reconvene public portion of the meeting made by Commissioner Sharma and seconded by Commissioner Ramos and affirmed via voice vote at 6:36 PM.

Adjournment

The meeting adjourned at approximately 6:37 PM on a motion made by Commissioner Ramos and seconded by Commissioner Davis and affirmed via voice vote.