

The Board of Commissioners of the City of Camden Redevelopment Agency held its Regular Monthly Meeting on Wednesday, May 10, 2017 Camden City Hall, City Council Chamber, in Camden, New Jersey.

Chair Marilyn Torres called the meeting to order at approximately 6:03 PM. Board Clerk Sulena Robinson-Rivera called roll. Commissioner Davis joined the meeting at 6:30 PM.

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

**Absent:** VB

**Excused:**

**Attendees:** Sandra Ross Johnson, Mark Asselta, Sulena Robinson-Rivera, Johanna Conyer, James Harveson, and Olivette Simpson CRA; Marc Riondino, City of Camden; Laverne Williams, Branch Village

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-May 3 and 10, 2017

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

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

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

### Executive Director's Report

Date of Meeting- May 10, 2017

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

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

**Comments:** Ms. Johnson noted the report stands as submitted during the Caucus Meeting. There were no further comments or questions.

### Redevelopment Project Presentation

None.

### Resolutions for Review and Action

**05-10-17A**      **Resolution Amending Resolution 05-13-15F Which Designated the Rowan University/Rutgers-Camden Board of Governors as Redeveloper of Various Lots in Block 181 by Adding Certain Properties in Block 180 of the Camden Tax Map to the Redeveloper Designation and Authorizing a Redevelopment Agreement for Such Property**

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

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

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

**05-10-17B**      **Resolution Authorizing a Shared Services Agreement with the City of Camden for Contract Administration of a Clean & Safe Business Corridors Program for the Contract Amount of \$10,000**

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

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

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

**05-10-17C Resolution Authorizing a Professional Services Agreement with Steven W. Bartelt for Appraisal Services in Connection with the Proposed Sale of Property Designated as Block 170 Lot 61 on the Camden City Tax Map (404 Federal Street) for a Fee Not to Exceed \$3,150.00**

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

**Nays: Abstentions:**

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

**05-10-17D Resolution Authorizing an Application for and Acceptance of a Grant from the New Jersey Hazardous Discharge Site Remediation Fund for a Supplemental Remedial Investigation of the Camden Laboratories Site (1667 Davis Street; Block 1392, Lot 33 of the City of Camden Tax Map) in an Amount Not to Exceed \$1,358,600.00 (HDSRF P44158)**

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

**Nays: Abstentions:**

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

**05-10-17E Resolution Authorizing the Acceptance of the Property Designated as Block 170 Lot 61 on the City of Camden Tax Map (404 Federal Street) from the Housing Authority of the City of Camden for Purposes of a Redevelopment Project**

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

**Nays: Abstentions:**

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

**05-10-17G Resolution Authorizing a Pre-Qualified List of Appraisal Companies for a Period of One Year Effective May 1, 2017 to April 30, 2018**

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

**Nays: Abstentions:**

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

**05-10-17H Resolution Certifying that each member of the Camden Redevelopment Agency Board of Commissioners has personally reviewed the FYE 2016 Annual Audit Report**

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

**Nays: Abstentions:**

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

### **Public Comments**

Ms. Laverne Williams asked for clarity of the locations for resolutions 05-10-17 A and B. Ms. Simpson clarified that Lanning Square is the subject neighborhood for resolution 05-10-17A and Ms Williams was provided a schedule of the locations to be impacted by resolution 05-10-17B. Regarding resolution 05-10-17D, Mr. Williams asked whether this area was Whitman Park. Mr. Harveson shared the library is located near the intersection of 5<sup>th</sup> & Federal and in the Downtown, also called the Central Business District. She asked, with respect to resolution 05-10-17E, for an explanation around ownership. Mr. Harveson noted the Housing Authority of the City of Camden (HACC) has owned the property for more than 40 years. Ms. Williams asked how much the audit cost the CRA. Ms. Johanna Conyer, Director of Finance, advised the cost was approximately \$35,000 and would forward the exact amount to Ms. Williams.

### **Old Business**

A search for commissioners to fill vacancies on the CRA Board is underway. The bylaws are being revised to reflect the City of Camden ordinance introduced at the March 2017 CRA board meeting.

### **New Business**

Mark Asselta volunteered to provide a series of informative sessions on the topics including; Fundamentals of Redevelopment and Redevelopment Law to the Board of Commissioners. He also added the most recent meeting with the Lanning Square neighborhood was well attended and approximately 90 minutes. The attendees were reminded and advised that Eminent Doman will not be occur in this neighborhood. Property owners within block 185 were invited to hire appraisers, as well.

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

The Chairperson thanked all Commissioners for their attendance and flexibility.

### **Executive Session**

None.

### **Adjournment**

The meeting adjourned at approximately 6:32 PM on a motion made by Commissioner Leonard and seconded by Commissioner Sharma and affirmed via voice vote.