

The Board of Commissioners of the City of Camden Redevelopment Agency held its Regular Monthly Meeting on Wednesday, May 3, 2017 Camden City Hall, City Council Chamber, in Camden, New Jersey.

Chair Marilyn Torres called the meeting to order at approximately 6:04 PM. Board Clerk Sulena Robinson-Rivera called roll.

Present: MT, MS, IL, and JR

Absent: SD, VB

Excused:

Attendees: Saundra Ross Johnson, Mark Asselta, Sulena Robinson-Rivera, Johanna Conyer, James Harveson, and Olivette Simpson CRA; Marc Riandino, City of Camden; Kevin Sheehan and Kevin Goldman, Liberty Property Trust; 514 Cooper; Kelly Francis, Camden County NAACP

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-April 5, 12, and 28, 2017

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Torres asked all Commissioners if they had an opportunity to review the minutes. There were no further comments or questions.

Executive Director's Report

Date of Meeting- May 3, 2017

Motion: Ayes:

Nays: Abstentions:

Comments: Director Johnson expressed gratitude to the Board of Commissioners and CRA staff for the successful execution of the special meeting related to the submission of the audit to the NJ Department of Community Affairs. She added that the CRA has serious cash flow challenges, details of which are being shared with the Finance Committee and Board. The cash flow shortage deals with either the cancellation or delays with projects. Ms. Johnson reported on the approval of City Council Actions involving the work of CRA. She also shared given the NJ DEP funding focus, the solar panel field is removed from the design of the remaining 52 plus acres, leaving wetland conservation and recreational park in the design. The updated Monthly Project's Report, a comprehensive summary of redevelopment project, was submitted for the Commissioners review. Chairperson Torres requested the report also be forward to City Council. Ms. Johnson introduced representatives from Liberty Property Trust for their presentation on the design revisions as reflected in Resolution 05-10-17F.

Redevelopment Project Presentation

Attorneys and redeveloper representatives Kevin Sheehan and Kevin Goldman provided the board with updates to the Liberty Property Trust Redevelopment Master Plan. The revision includes relocation and/or reengineering of three (3) planned spaces, Commercial (C1), parking (P1), and retail resulting from Planning Board matters. New Jersey Economic Development Authority (NJEDA) must approve changes to the Liberty Property Trust Redevelopment Master Plan, it is also required that the CRA board act prior to any NJEDA action. The next meeting of the EDA is in less than a week. Commissioner Sharma asked whether the IMAX Theater will be impacted by these changes. Mr. Goldman advised that the IMAX Theater is not associated with this redevelopment project.

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: Ayes:

Nays: Abstentions:

Comments: Commissioner Sharma asked when the City of Camden tax maps will be corrected. Olivette Simpson, Director of Housing and Institutional Redevelopment advised the procedure is in progress. There were no further 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: Ayes:

Nays: Abstentions:

Comments: Chairperson Torres and Commissioner Sharma emphatically agree and recommend that the business owners should be held responsible for cleaning in and around their establishments. Chairperson Torres asked whether the businesses could be assessed a tax or tariff to contribute to and supplement City resources currently being used for this purpose. There were no further 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: Ayes:

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: Ayes:

Nays: Abstentions:

Comments: Ms. Sharma asked whether the site continues to be monitored and if there were any new instances of illegal dumping activities. Jim Harveson, Director of Economic Redevelopment, advised that the most recent site inspection did not indicate any new dumping. There were no further 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: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

Resolutions for Review and Action (cont'd)

05-10-17F Resolution Approving an Amendment to the Liberty Property Trust Camden Waterfront Master Plan Dated April 27, 2017

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

Nays: Abstentions:

Comments: CRA Board Counsel, Mark Asselta reaffirmed the justification for requesting action of the board during caucus for this resolution. Chairperson Torres called for a motion. There were no further 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: Ayes:

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: Ayes:

Nays: Abstentions:

Comments: Director of Finance, Johanna Conyer read the correct title of the resolution onto the record. Director Johnson complimented Finance and the directors for another unqualified audit. This is the 5th year with no findings. There were no further comments or questions.

Public Comments

Mr. Kelly Francis asked whether asked whether the CRA was involved in activities occurring near Mastery school at the intersection of River & State and for update of activities related to the 7th & Kaighn site. Mr. Harveson advised that the CRA applied for remediation assessment funds from Environmental Protection Agency (EPA) for site investigation at 7th & Kaighn. There were no further questions or comments.

Old Business

None.

New Business

June's meeting will include recommended changes to the bylaws to reflect revisions to a recently passed ordinance affecting the meetings of the CRA Board of Commissioners.

Chairperson's Remarks and Observations

The Chairperson thanked all Commissioners for their attendance and flexibility.

Executive Session

None.

Adjournment

The meeting adjourned at approximately 6:41 PM on a motion made by Commissioner Leonard and seconded by Commissioner Sharma and affirmed via voice vote.