

The Board of Commissioners of the City of Camden Redevelopment Agency held a Regular Monthly Meeting on Wednesday, December 6, 2017 Camden City Hall, City Council Chamber, in Camden, New Jersey.

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

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

Absent:

Attendees: Olivette Simpson, Mark Asselta, Sulena Robinson-Rivera, James Harveson, Johanna Conyer, CRA; Kevin Sheehan, Nick Cangelosi, Phil (James) Fargason, Michael's Development Company

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-November 15, 2017

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

Interim Executive Director's Report

Date of Meeting- December 13, 2017

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

Nays: **Abstentions:**

Comments: Ms. Olivette Simpson, Interim Executive Director suggested a pause and to take stock to acknowledge the various accomplishments made during the year. She recognized Chairperson Torres' eight years of service as a member of Camden City Council, which term ended on Tuesday, December 12, 2017. Ms. Simpson noted the she met with the Mayor Elect's transition team earlier in the day and that we all are looking forward to working with the incoming Administration and implementing its vision for the City. She thanked the Board and Staff for its hard work and support during the last several months. She mentioned the press event hosted by NJ Department of Environmental Protection (DEP) scheduled for Wednesday December 20, 2017 at 11:30am at the Kroc Center to announce the upcoming construction of the Cramer Hill Waterfront Park at the former Harrison Avenue Landfill site. There no further comments or questions.

Redevelopment Project Presentation

None.

Resolutions for Review and Action

12-13-17A Resolution Authorizing a Contract with Vollers Excavating & Construction, Inc. for the Demolition of the Camden Laboratories Building Located at 1662 Davis Street (Block 1392 Lot 33 on the City of Camden Tax Map) for an Amount Not to Exceed \$1,111,605.00 Total Bid

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

Nays: Abstentions:

Comments: Commissioner Bowman asked, Director of Economic Development, James Harveson to respond to the questions asked during the caucus meeting. Mr. Harveson advised that demolition is scheduled to begin during the winter months of 2018 and confirmed for Commissioner Ramos that this firm was indeed the lowest bidder. There were no further questions or comments.

12-13-17B Resolution Authorizing a Contract with Ambient Group, L.L.C. for Environmental Remediation and Waste Disposal Services at the Harrison Avenue Landfill (Block 809 Lots 7 & 13 the City of Camden Tax Map) for an Amount Not to Exceed \$87,160.00 Total Bid

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

Nays: Abstentions:

Comments: Commissioner Sharma asked about the waste that will be transported and the route that will be used. Mr. Harveson advised the contractor will be removing and Polychlorinated Biphenyls (PCB's, a group of man-made organic chemicals consisting of carbon, hydrogen and chlorine). Contaminated ground water will also be trucked off of the site. He added the contractors will use the most direct route out of the neighborhoods and City, preferably Route 30. As with previous contracts, Mr. Harveson noted that CRA will require that River Avenue and Westfield Avenue not be used as a truck route for this offloading. Fines and other penalties will be assessed if contractors fail to comply. Commissioner Ramos asked how this work impacts the DEP Park project timeline. Mr. Harveson noted this work must take place prior to DEP's start of construction. The project is currently on schedule. There were no further questions or comments.

12-13-17C Resolution Authorizing a Professional Services Agreement with SGS North America, Inc. to Provide Licensed Well Drilling Services at the Harrison Avenue Landfill (Block 809 Lots 7 & 13 the City of Camden Tax Map) for an Amount Not to Exceed \$247,335.00 Total

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

Nays: Abstentions:

Comments: Commissioner Sharma asked for details of the monitoring wells and what is contained in them. Harveson mentioned there are approximately 80 monitoring wells on site containing ground water, which must be sealed and removed prior to DEP's start of project construction. Ms. Sharma asked about the gases on site. Mr. Harveson noted this resolution does not speak to remediation of gases, nevertheless a requirement of the project is that gas and vapor monitoring be an ongoing process. There were no further questions or comments.

Resolutions for Review and Action (cont'd)

12-13-17D Resolution Designating The Cooper Plaza Associates, LLC As Redeveloper of Various Properties Located in the Cooper Plaza Redevelopment Area and Commonly Known as the “Cooper Plaza Historic Homes” and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper for the Redevelopment of the Site for a Residential Use

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

Nays: Abstentions:

Comments: Commissioner Ramos asked that the record reflect the questions asked during the project presentation at the Caucus meeting specific to this resolution. There were no further questions or comments.

12-13-17E Resolution Authorizing the Forgiveness of Indebtedness Owed by Cooper Plaza Historic Homes, L.P to the CRA for the Cooper Plaza Historic Homes Project and Execution of a Discharge of Mortgage Relating to the Indebtedness to Further Additional Redevelopment of the Property.

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

Nays: Abstentions:

Comments: There were no questions or comments.

12-13-17F 2018 Adopted Budget Resolution Camden Redevelopment Agency Fiscal Year: From January 1, 2018 to December 31, 2018

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

Nays: Abstentions:

Comments: There were no questions or comments.

Public Comments

None.

Old Business

None.

New Business

The Commissioners wished the staff Happy Holidays and gratitude for the hard work and a job well done. They also thanked the CRA staff for its professionalism and flexibility. They also congratulated Chairperson Torres for her tenure on City Council and thanked the Board Counsel for his contribution to the work.

Chairperson's Remarks and Observations

Chairperson Torres wished all Happy Holidays and urged all to pray and consider those who are less fortunate.

Executive Session

Board Counsel advised of the need to enter Executive Session to speak to a personnel matter. At 6:35pm on a motion made by Commissioner Leonard and seconded by Commissioner Ramos. Executive Session ended at 6:38 pm on a motion made by Commissioner Ramos and seconded by Commissioner Sharma.

Board Counsel read into the record a motion to waive the requirements of Section XIII of the City of Camden Redevelopment Agency's Administrative Policies and Procedures to allow the Interim Executive Director to carry forward to the next calendar year ten (10) days of accumulated vacation time.

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

Nays: Abstentions:

Comments: There were no questions or comments.

Adjournment

The meeting adjourned at approximately 6:40 PM on a motion made by Commissioner Leonard and seconded by Commissioner Bowman and affirmed via voice vote.