

The Board of Commissioners of the City of Camden Redevelopment Agency **held a Monthly Caucus Meeting on Wednesday, October 3, 2018** Camden City Hall, City Council Chamber, in Camden, New Jersey.

Chairperson, Marilyn Torres called the meeting to order at approximately 6:00 PM. Board Clerk Sulena Robinson-Rivera called roll.

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

Absent: IL

Attendees: Mark Asselta, Johanna Conyer, James Harveson, Sulena Robinson-Rivera, and Olivette Simpson, LaVerne Williams, 2655 Park Blvd

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 Meeting: September 5, 2018 and September 12, 2018

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

Interim Executive Director's Report

Date of Meeting: October 3, 2018

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Olivette Simpson, Interim Executive Director, reported to the board that the CRA is preparing to release three expressions of interest for redevelopers of residential and/or mixed use projects for the following areas ; ABC Barrel, Former Lanning Square West, and Cooper Plaza. Each expressions of interest will be released one month apart. Commissioner Davis asked whether the Lanning Square Community is apprised and involved. Ms. Simpson noted the CRA will be providing information for the community group's November meeting.

Redevelopment Project Presentation

None.

Resolutions for Review and Action

10-10-18A Resolution Authorizing a Professional Services Agreement with Brownfield Redevelopment Solutions, Inc. to Provide Environmental Management Services on an Hourly Rate Basis for a Total Amount Not to Exceed \$150,000.00

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

Resolutions for Review and Action (cont'd)

10-10-18B Resolution Authorizing an Agreement with The Salvation Army for the Joint Submission of a Title V Operating Permit Application for the Permanent Operation and Monitoring of the Landfill Gas Passive Venting Systems at the Former Harrison Avenue Landfill in the Cramer Hill Redevelopment Area

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Commissioner Torres asked whether the public will have access to the monitoring wells. Director of Economic Development, Jim Harveson, noted the site currently has 19 wells in random places throughout the site and the public can get near them. Commissioner Torres asked about the flammability of the area and whether a cigarette near the area can ignite a fire. Mr. Harveson will inquire regarding the security measures for the gas venting system. Commissioner Sharma asked who would be monitoring the wells. Mr. Harveson advised that CRA or its successor in ownership would be responsible for the site monitoring. Commissioner Ramos asked whether the County will be responsible for the park. Mr. Harveson noted it is undetermined at this time, whether the County or State will be ultimately responsible for the park. There were no further questions or comments.

10-10-18C Resolution Authorizing a Professional Services Agreement with Greenbaum Rowe Smith & Davis, LLP for the provision of Legal Services for the Negotiation of an Agreement with The Salvation Army for the Submission of a Joint Title V Operating Permit Application for the Permanent Operation and Monitoring of the Landfill Gas Passive Venting Systems at the Former Harrison Avenue Landfill in the Cramer Hill Redevelopment Area

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: There were no comments or questions.

10-10-18D Resolution Designating Gilberto Duran as Redeveloper of 939 North 20th Street (Block 853, Lot 7 of the City of Camden Tax Map) Located in the Cramer Hill Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Commissioner Davis asked, who Gilberto Duran is, how much the property is appraised for, and whether the structure could be bid to a broader group of redevelopers. Ms. Simpson stated that Mr. Duran is a resident of the block where the property is located. The property was appraised for \$7,000.00, and she reported that the CRA inquired with others including Saint Joseph's Carpenters Society about renovating the structure, but there was no interest. Mr. Duran contacted the CRA to acquire the property. Commissioner Bowman requested that Mr. Duran come to the meeting next week and make a presentation. Ms. Simpson added that the CRA could place conditions on the sale, and restrictions within the deed that Mr. Duran occupy the property after its rehab, as his primary residence. Ms. Simpson advised the CRA would monitor the project during its construction, and with the City's Department of Code Enforcement it be registered as a rental property. Board Counsel, Mark Asselta, added the property could be the subjected of a bid. Commissioners Bowman and Davis requested that future resolutions to sell property be accompanied by certain background information. A full discussion followed among the Commissioners, staff, and Board Counsel as to how these small transactions might be sold going forward. There were no further comments or questions.

Resolutions for Review and Action (cont'd)

10-10-18E Resolution Authorizing a Contract with XXX for Property Maintenance Services for the NSP 2 Clean & Green Vacant Lot Stabilization Program in the Cooper Plaza and Lanning Square Redevelopment Areas For an Amount Not to Exceed XXX Total Bid

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Ms. Simpson reported that the bids are to be received and opened prior to the regular meeting. Commissioner Bowman asked for the property list associated with this resolution. He also asked for a copy of the contract, once executed.

10-10-18F Resolution Authorizing an Amendment to Resolutions 05-13-15F and 11-15-17F to Designate the Rowan University/Rutgers-Camden Board of Governors as Redeveloper of 520 Stevens Street (Block 180, Lot 6 of the Camden Tax Map) and Authorizing a Redevelopment Agreement for Such Property

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Commissioner Davis asked for the addresses of the properties. Ms. Simpson identified the addresses as: 520 Stevens Street, Block 180, Lot 6 (subject of this resolution), and WS Griffiee 69 N. Benson Street, Block 180, Lot 31 and 517 Benson Street, Block 180, Lot 33 (which conveyance was previously approved by way of Resolution 11-15-17F).

10-10-18G Resolution Introducing and Approving for Submission to the Director of the Division of Local Government Services the Agency's Proposed Budget for the Fiscal Year 2019

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Director of Finance, Johanna Conyer, presented and explained the budget to the board. There were no questions or comments.

Public Comments

Ms. LaVerne Williams asked for a copy of the policy for selling property.

Old Business

None.

New Business

None.

Executive Session

None.

Chairperson's Remarks and Observations

None.

Adjournment

Commissioner Bowman made a motion to adjourn which was seconded by Commissioner Davis, and all affirmed via voice vote and the meeting ended at approximately 7:29 PM.