

COOPER GRANT NEIGHBORHOOD ASSOCIATION

Meeting: **Monday, March 28, 2011**
Victor Lofts, 1 Market St. Camden, NJ (Main entrance – ask security guard)
7:00 PM- Food and drinks Slice of New York Pizza
7:30 PM- Meeting starts

- Agenda:
1. Call to Order and Introductions 7:34pm by Bryon, about 25 people attended the meeting.
 2. Minutes of the Previous Meeting Minutes approved
 3. Treasurer's Report
 1. Collection of Voluntary Contributions: \$45
 2. Pizza and tip for this meeting is \$54 - paid by Frank
 3. CGNA Checking account balance: \$1,440.10
 4. 2010 Budget Review – Bryon explains this is a 1st in his tenure. There are several one-time repayments for previous block parties for monies owed leading to a deficit. Looking for a balanced budget in 2011.
 5. 2011 Budget Proposal – Bryon goes over proposed ideas. Frank said this year the corporate fee is \$25 not \$50
Call for a motion to approve, 2nd, unanimously approved budget.
 4. Communications
 - a. Included below
 5. Old Business:
 - a. Community Justice Director Position Update
Bryon: Angel Osorio presentation from previous meeting lead to a CGNA letter of support sent to several elected officials.
Shawn gives update: jobs on layoff list were given a stay until May 4th as of now. Lots of union renegotiations happening now. Current projects are the Camden Youth Soccer League and city-wide curfew for young folk.
 - b. Reilly Letter of support request – presented last month, could not come to this month's meeting. Bryon explained a letter was offered to be sent to say CGNA has no position on the complaint and CGNA supports all local businesses that are operating legally. Bryon will confirm with Jim after this meeting.
 - c. 301 Market resident concerns – Bryon: Did get a contact for property manager, Scott Westfall. Ira from city code enforcement is helping out - there is action on the issues.
 - d. Home Tour May 21st 2011 12pm to 5pm –Shawn states it is 8 weeks away. Rutgers properties may change from Chancellor's office but may have others to offer. Plan on meeting with Rutgers 1st week of April. Rutgers may offer shuttle service to Walt Whitman House on MLK Jr. Blvd. Currently have about 10 properties, but most are not residential properties. Please we need a few more Cooper Grant Homes. Anyone from Linden have interest? Meeting April 7th at 7:30pm at 133 Penn St Sonia's House. Anyone who is interested in helping plan for this event, please come out - we need neighborhood help.
 6. New Business
 - a. Development Committee Report:
Major focus is on Phase II. CGNA is working with City, Dresdner-Robin, Pennrose and CRA. CRA approved funds to complete work plan to clean site (Barrel Factory) to prepare for development. Remediation plan is 80% complete should have in 30 days. Then the NJDEP needs to approve, hoping for action on that in 60 days. Still expect a deficit with environmental work, currently have about \$1million of funding. Looking for ways to cut gap in funding but do not know the gap. We are currently looking for creative ways to lower cost of remediation. CCMUA needs soil, we have historic fill, which is not really contaminated so we are hoping to put the dirt on CCMUA sites. Development side of the meeting spoke of Choice Funding from a NJHMFFA program to help assist subsidize market rate housing. Application is due in August, so we need planning board approval on our site plan.
2nd meeting with Cooper's Ferry on Phase 1 close out. CGNA is due about \$40k in

a development partnership fee. Some site work is not finished from Phase 1 so some funding sources have not been released to close out the project. In reference to Phase II Cooper's Ferry could help find funding for site work, core infrastructure, streetscape etc. UEZ and ERB funds may be available for that portion of that project.

>>2nd St improvements questions? Cooper's Ferry project is under review period which is open now. The period ends April 11th 2011. If you need contact info again write to Bryon. Why is this important? Dranoff project needed a two-way street for access from Cooper St. to their parking lot. Radio Lofts project is delayed because Dranoff is negotiating with the state for remediation funds or alternative measures.

- b. CGNA Boundaries Discussion – Last year measure failed by 1 vote. What is quorum in bylaws? Why is this important? Cooper's Ferry suggested CGNA consider expanding to qualify as a neighborhood partner in the Neighborhood Revitalization Tax Credit (NRTC) program. NRTC funds are dollar for dollar corporate donations for tax benefit directly to communities in the form of grants. It may be best to revisit boundaries as any projects should have an impact on a significant portion of an area when applying to NRTC funds. Bryon shows map. Point of clarification from Frank: south side boundary is south side of Cooper and not Market as according to Bryon's map. Sonia, How soon can we apply for grant? Redevelopment plan could take time to create. Funding cycle starts in July to apply. Nick is here, owns property on 300 block of Market and would like to be a part of the boundaries. In April we will have more discussion and decide what the boundary will be and then vote on it in May.
- c. Camden's Community Supported Agriculture (CSA)
Rutgers Co-op Robin Waddle spoke with Bryon. Example of a CSA is GreensGrow in Kensington. Camden vision would begin by talking to businesses as partners. Carol Coren is in attendance and explains more – GreensGrow is nation's leading urban farm. Mary Conroy is one of two founders and is from the Rutgers Eco Complex. GreensGrow is a converted brownfield that is now a productive farm. Weekly farmers market, CSA, hoop houses, local jobs, food, naturally grown, Carol works across the country and is trying to create a cooperative in Camden. Still in planning stage - has a lot of questions. SNAP Ed is the food stamps project, teaching scratch cooking. She wanted to know if we are interested in being a part of it. YES. Bryon may ask Matthew from Kensington to come for a presentation on GreensGrow.
- d. Cooper Grant Property Tax Forum with City Reps
Shawn's brief – lots of conversation about tax re-evaluation and tax rate changes for this year. CGNA is looking for dates of 27th or 28th of April in the evening at Walt Whitman Arts Center. Maybe sooner, the week of the 11th as the deadline question re-evaluation is May 1st. We are still waiting to hear from Mayor's office. Numbers will be at or below estimated bills. 1st quarter is an estimated bill and 2nd quarter should be the real bill. Need an information session.

7. Announcements

- a. Eye in the Sky has been launched in the city.
- b. April 1st 6:00pm-8:30pm Camden Call to Service Summit @ Rutgers 3rd & Penn
- c. Hopeworks'N Camden Fundraiser April 3rd 1-4pm Pinsetters in Pennsauken
- d. Rutgers Student Housing Groundbreaking April 4th 11am 4th and Cooper
- e. Pizza and Poetry 7pm Slice of NY - March 29th – announced by Rocky
- f. Frank is on Fox 29 on City Ordinance on closing businesses.
- g. April 12th City Council Meeting – 5:00 p.m.
- h. Statewide project NJHomekeeper program – Eligibility: if you have been laid off or are receiving 25% less income, may be eligible for up to \$48k per person – Consumer Credit Counseling Service of Delaware Valley (800) 989-2227
- i. Want neighborhood updates/announcements via email? Please email secretary@coopergrant.org with your name and address
- j. Next CGNA Meeting - Monday April 25, 2011 VICTOR Lofts

8. Adjournment - 9:20pm ending meeting

The area served by CGNA is from Cooper Street (south side) to the Ben Franklin Bridge, and from Friends Avenue (extended) to Delaware Avenue.
For more information, call Bryon Yoder, President of CGNA: (610) 462-2909

*****This is our 30th year as an organization*****

Cannot attend CGNA Meeting?

Want updates, meeting minutes and agendas?

To get on the email list:

Email Jonathan Latko: secretary@coopergrant.org

www.coopergrant.org