

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Regular Monthly Meeting on Wednesday, August 10, 2022** via tele-/videoconference.

Chairperson Ian Leonard called the meeting to order at 6:00 PM. Interim Board Clerk Carla Rhodes called roll.

Present: Ian Leonard, Maria Sharma, *Derek Davis, Christopher Collins., Tasha Gainey-Humphrey, and Jose Javier Ramos

Absent: Gilbert Harden, Sr.

Attendees: Olivette Simpson, Mark Asselta, Carla Rhodes, Donna Arthur-Pettigrew, Sulena Robinson-Rivera, and Alisa Goren (BRS), CRA; Jack Layne, DCA; Courtney Dirks and Trevor Harris, Coriell Institute for Medical Research; Nicholas Cangelosi and James Haley of the Michaels Development Company I; Kevin Sheehan, Esq., Parker McKay; Erin Crean, Cheryl Chandler, and Sonia Rivera-Perez, CGNA; Chris Perks, Camden County Historical Society, and Trevor Vaughn, Urban Development Partners (UDP)

Ms. Rhodes advised the Board that, pursuant to the requirements of the Open Public Meetings Act, notice(s) had been posted in the Courier-Post, the Philadelphia Inquirer, and the Office of the City Clerk.

Review of Minutes

Date of Meeting: July 13, 2022

Motion: MS, CC **Ayes:** IL, MS, CC, TGH, JJR

Nays: **Abstentions:**

Comments: Mr. Leonard established that everyone had a chance to review the Minutes and asked if there were any questions. There were none.

Interim Executive Director's Report

Date of Meeting: August 10, 2022

Comments: Interim Executive Director Olivette Simpson announced Mayor Carstarphen's invitation to the Board to join him for the State of the City Address at Camden High School and Farnham Park on August 18, 2022. Written details are to come. She also provided a Report in support of Resolution G, including the Request for Proposal process initiated for a redeveloper of the former ABC Barrel Site and the Review Committee's discernment and evaluation of the Proposal submitted by The Michaels Development Company I, L.P.'s (MDC). The Proposal envisions redevelopment of the former ABC Barrel site as suitable for a 24-unit, three-story market-rate townhouse Development, which will be designed to complement the City's historic Cooper Grant Neighborhood located in the Downtown Redevelopment Area. She introduced members of the MDC team to provide additional details.

Redevelopment Project Presentations:

Nicholas Cangelosi, Vice President of Development for MDC, thanked CRA and offered Camden deserves high-quality homeownership options and the proposed development supports the City's LIVE. WORK. PLAY aspirations. Mr. Cangelosi, expressed MDC plans to work closely during the development process with the CRA and Cooper Grant Neighborhood Association (CGNA), while engaging a national homebuilder to complete the vertical development of the site and market the units. After further discussion, Mr. Leonard asked if the Board had any questions. There were none.

**NOTE: Commissioner Davis arrived during this portion of the meeting.*

Resolutions for Review and Action

08-10-22A Resolution Recognizing the Distinguished Service of Councilperson Marilyn Torres with the City of Camden Redevelopment Agency

Motion: MS, JJR **Ayes:** IL, MS, DD, CC, TGH, JJR

Nays: **Abstentions:**

Comments: This Resolution was read into the Record by Director Simpson. Mr. Leonard remarked that Councilwoman Marilyn Torres, who was absent, will be invited to attend a meeting on another date, so comments can be expressed by Board colleagues.

08-10-22B Resolution Authorizing an Amendment to the Master Developer Agreement with Campbell Soup Company for the Gateway Office Park Area to Release Property Designated as Block 366, Lots 2, 5, 8, 73 and 75 and Block 667, Lots 1 and 6 from the Agreement

Motion: MS, CC **Ayes:** IL, MS, DD, CC, TGH, JJR

Nays: **Abstentions:**

Comments: None.

08-10-22C Resolution Designating Coriell Institute for Medical Research and its Permitted Assigns as Redeveloper of Block 366, Lots 2, 5, 8, 73 and 75 and Block 667, Lots 1 and 6 Located in the Gateway Redevelopment Area and Authorizing a Redevelopment Agreement and Cost Agreement with the Redeveloper

Motion: MS, JJR **Ayes:** IL, MS, DD, CC, TGH, JJR

Nays: **Abstentions:**

Comments: None.

08-10-22D Resolution Terminating the Redeveloper Designation of Planned Parenthood of Northern, Central, and Southern New Jersey for Property Designated as Block 177, Lots 42, 43, 44, 45, 63, 64, 65 of the City of Camden Tax Map and Terminating a Cost Agreement Between CRA and Planned Parenthood in Connection with the Property

Motion: MS, TGH **Ayes:** IL, MS, DD, CC, TGH, JJR

Nays: **Abstentions:**

Comments: None.

08-10-22E Resolution Authorizing a Pre-Qualified List of Environmental and Engineering Firms to Provide Professional Environmental Services for 2022-2023

Motion: MS, JRR **Ayes:** IL, MS, DD, CC, TGH, JJR

Nays: **Abstentions:**

Comments: None.

08-10-22F Resolution Authorizing an Application for and Acceptance of a Supplemental Grant from the New Jersey Hazardous Discharge Site Remediation Fund in an Amount Not to Exceed \$42,534.60 for Remedial Investigation at Dominick Andujar Park (Block 12, Lots 1, 3-9, and 18-21 and Block 14, Lots 29-35, and 37 of the City of Camden Tax Map

Motion: MS, CC **Ayes:** IL, MS, DD, CC, TGH, JJR

Nays: **Abstentions:**

Comments: None.

Resolutions for Review and Action (cont'd.)

08-10-22G (Walk-On) Resolution Designating The Michaels Development Company I, L.P. as Redeveloper of Block 62, Lots 17, 18, 19, and 20; Block 62.01, Lots 1, 2, 3, and 4; Block 62.02, Lots 24 and 25 of the City of Camden Tax Map and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper for a Residential Housing Development in the Downtown Redevelopment Area

Motion: CC, JR Ayes: MS, DD, CC, TGH, JJR

Nays: Abstentions: IL

Comments: Board Counsel Mark Asselta advised the Commissioners of Mr. Leonard's conflict because of his residency in the Project Area. Vice-Chair Maria Sharma was instructed to lead this portion of the meeting. Following the vote, Mr. Leonard resumed control of the meeting.

Public Comments

Sonia Rivera-Perez of 133 Penn Street, a CGNA member, said she is looking forward to recurring communication and partnerships with the Project Managers to ensure the properties remain homeowner-occupied and that the Redevelopers incorporate design features, such as energy efficiency standards and storm water management. She appreciates the offer to partner with MDC and CRA and views this as an opportunity for improving the (Cooper Grant) neighborhood and the City.

Old Business

Action has not been taken regarding Resolutions 03-09-22 E & F.

New Business

None.

Executive Session

None.

Chairperson's Remarks and Observations

None.

Adjournment

Ms. Sharma moved to adjourn the meeting. This motion was seconded by Commissioner Jose Javier Ramos and affirmed by Roll Call vote by all Commissioners. The meeting ended at approximately 6:24 PM.