

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Monthly Caucus on Wednesday, August 3, 2022** via tele-/videoconference.

Chairperson Ian Leonard called the meeting to order at 6:02 PM. Interim Board Clerk Carla Rhodes called roll.

Present: Ian Leonard, Maria Sharma, Derek Davis, Christopher Collins, Gilbert Harden, Sr., *Tasha Gainey-Humphrey, and Jose Javier Ramos
Absent: None
Attendees: Olivette Simpson, Mark Asselta, Carla Rhodes, Donna Arthur-Pettigrew, and Sulena Robinson-Rivera, CRA; Jack Layne and Phil Gonzalez, DCA; Courtney Dirks and Trevor Harris, Coriell Institute for Medical Research; Trevor Vaughn, Urban Development Partners (UDP), and La'Shae Wall, Camden Resident

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: Ayes:

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.

NOTE: Commissioner Tasha Gainey-Humphrey joined the meeting during this discussion.

Interim Executive Director's Report

Date of Meeting: August 3, 2022

Comments: Interim Executive Director Olivette Simpson welcomed Commissioners Christopher Collins and Tasha Gainey-Humphrey who were recently appointed. She also announced that plans are underway for a Board Retreat the week of August 22 where discussions around Ethics and the Redevelopment Law are to be held. Ms. Simpson also reported that one additional Resolution will be added to the Regular Meeting Agenda; it will be to designate a Redeveloper for the former ABC Barrel site, which is owned by CRA and is located in the Cooper Grant neighborhood in the City's Downtown District.

The remainder of Ms. Simpson's Report provided context for Resolutions B and C, which are before the Board for authorization to amend the Master Developer Agreement with Campbell Soup Company (CSC) to release certain property from the Agreement and, then, designate Coriell Institute for Medical Research as Redeveloper of these properties within the Gateway Redevelopment Plan Area. Courtney Dirks and Trevor Harris, representatives from Coriell, attended. Ms. Dirks presented the Coriell proposal for a six-acre site consisting of seven properties which are bounded by Princess Avenue to Walnut Street to Pine Street to Memorial Avenue. This Project Site is adjacent to the rear of CSC's Headquarters in the Gateway Office Park Area. The current site conditions as described include blighted and vacant commercial/industrial structures and the under-utilization of land. The proposed scientific and research facility uses are permitted uses within the Redevelopment Plan. Previously, the proposal was presented by CRA and Coriell to CSC and it was well-received by CSC.

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: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson reported to the Commissioners that Resolution 09-11-19E designated Planned Parenthood as the Redeveloper of certain property within the Lanning Square Redevelopment Area. The Redeveloper has determined the new construction of a relocation facility is no longer economically feasible and requests the termination of the designation and any development rights to property within Block 177.

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

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson reported this Resolution establishes a list of 25 firms pre-qualified for environmental and engineering work with CRA. This process of a prequalified allows CRA to respond quickly when work is needed. Pricing and work proposals will be presented for Board approval prior to awarding contracts.

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: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson reported this Resolution allows additional remedial activities to proceed at the Andujar Park site. This supplemental grant will cover any necessary costs associated with the additional environmental work. No match funding requirement is associated with this grant.

Public Comments

None.

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

Commissioner Derek Davis made a motion to adjourn the meeting, which was seconded by Commissioner Jose Javier Ramos, and affirmed by Roll Call vote by all Commissioners. The meeting ended at approximately 6:35 PM.