

The Board of Commissioners of the City of Camden Redevelopment Agency **held a Special Meeting on Wednesday, March 15, 2023** via tele-/videoconference.

Chairperson Ian Leonard called the meeting to order at 6:00 PM. Board Clerk Donna Arthur-Pettigrew called roll.

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

**Attendees:** Olivette Simpson, Mark Asselta, Donna Arthur-Pettigrew, Carla Rhodes, Sulena Robinson-Rivera, and Robert Quevedo-Rodriguez, CRA; Jack Layne, DCA; Kevin Sheehan, Esq., Parker & McCay; Robert Freedman, Esq., and Colin Jones, Goldenberg Group/Camden Renaissance, and Dave Thomas, Matrix.

Ms. Arthur-Pettigrew 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:** N/A

**Motion:**                   **Ayes:**  
**Nays:**                   **Abstentions:**  
**Comments:**

#### Interim Executive Director's Report

**Date of Meeting:** N/A

**Motion:**                   **Ayes:**  
**Nays:**                   **Abstentions:**  
**Comments:**

#### Redevelopment Project Presentations

None.

#### Resolutions for Review and Action

The resolution below was presented for consideration.

**03-08-23A**   **Resolution Authorizing a Seventh Amendment to the Amended and Restated Redevelopment Agreement with Camden Renaissance Associates, LLC for the Redevelopment Project Located in the Admiral Wilson North Redevelopment Area**

**Motion:** CC, GH   **Ayes:** IL, DD, CC, GH  
**Nays:**                   **Abstentions:**

**Comments:** Interim Executive Director Olivette Simpson informed the Commissioners of the significance and time-sensitivity of the project for the Redeveloper Camden Renaissance and its approved designee Matrix. This 32-acre property is located in the Admiral Wilson North Redevelopment Plan area between 17<sup>th</sup> and 20<sup>th</sup> Streets. It is a Project consisting of two site acquisition phases. Ms. Simpson invited Board Counsel Mark Asselta to inform the Board of the most recent developments related to the Project Site.

**Resolutions for Review and Action cont'd**

Mr. Asselta informed the Board of the changes the Redeveloper has requested to the original Redevelopment Agreement prior to acquiring Phase 1 and Phase 2 properties to complete the purchase of the site. The Redeveloper proposed:

- Phase 1
  - Creating a warehouse larger than that which was initially proposed for the Site Plan;
  - Removing CRA-owned parcel Block 1208, Lot 4, which is no longer needed for sub-surface parking, and
  - Closing by the March 31, 2023 deadline.
- Phase 2
  - Extending the deadline to close on Phase 2 properties by 12 months to March 31, 2024, permitting time to attract a tenant/end user. Redeveloper will pay a fee for the extension.
  - New appraisal will be conducted by CRA to determine the current market value.
  - Removing City-owned Block 1210, Lot 1, which is no longer needed for sub-surface parking, allowing for a future redevelopment opportunity.

Commissioner Gilbert Harden asked if this property is privately owned? Ms. Simpson informed the Board that this site consists of vacant properties owned by the City, DRPA, and CRA. Mr. Asselta concurred.

**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 Harden made a motion to adjourn the meeting, which was seconded by Commissioner Christopher Collins and affirmed with a Roll Call vote by all Commissioners. This meeting ended at approximately 6:11 PM.