

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Regular Monthly Meeting on Wednesday, March 10, 2021** via teleconference.

Chairperson Marilyn Torres called the meeting to order at approximately 6:00 PM. Interim Board Clerk Carla Rhodes called roll.

Present: Derek Davis, Gilbert Harden, Jr., Ian K. Leonard, Jose Javier Ramos Maria Sharma, and Marilyn Torres

Absent:

Attendees: Olivette Simpson, Mark Asselta, Carla Rhodes, Donna Arthur-Pettigrew, Sulena Robinson-Rivera, CRA; Dave Thomas, Vice President-Industrial Development, Matrix Development Group, Liz Gabor, Vice President-Development, The Goldenberg Group (aka Camden Renaissance Associates, LLC), Kevin Sheehan, Esq. of Parker & McCay, PA, and an unknown caller (717) *****553

Ms. Rhodes 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, the CRA website, and the Office of the City Clerk.

Review of Minutes

Dates of Meeting: February 3, 2021 and February 10, 2021

Motion: IL, MS **Ayes:** DD, GH, IL, JR, MS, MT

Nays: **Abstentions:**

Comments: There were no comments or questions.

Interim Executive Director's Report

Dates of Meeting: February 3, 2021 and February 10, 2021

Motion: MS, IL **Ayes:** DD, GH, IL, JR, MS, MT

Nays: **Abstentions:**

Comments: Interim Executive Director Olivette Simpson's report was brief; beginning with acknowledgment of Mayor Francisco "Frank" Moran's resignation effective April 30, 2021.

Ms. Simpson remarked how inspirational Mr. Moran has been and stated her wish for his next chapter to continue his service to the community.

Ms. Simpson introduced representatives of Matrix Development, LLC and The Goldenberg Group (aka Camden Renaissance Associates, LLC). She noted the presentation will focus on the Admiral Wilson Boulevard Plaza Project. Ms. Simpson provided an overview of the Project which is to be located in the North Admiral Wilson Boulevard Redevelopment Area between 17th Street and 20th Street. A portion of the Site is owned by Delaware River Port Authority (DRPA) and a portion by the City of Camden. Camden Renaissance Associates, LLC is the designated redeveloper and Matrix is the sub-redeveloper/end-user. The site will be redeveloped as an estimated 145,000-square-foot warehouse distribution facility, which is a permissible use within the North Admiral Wilson Boulevard North Redevelopment Plan. The facility is a last destination facility prior to final distribution of goods and commodities to the doors of consumers--bringing Camden into the exploding e-Commerce industry.

In consideration of time-sensitivities, prior to the presentation, the order of business was revised. Board Counsel Mark Asselta called for votes on Resolutions. Following the votes, Mr. Ramos departed the meeting. Ms. Torres expressed appreciation for Mr. Ramos' attendance. David Thomas of Matrix and Liz Gabor of Camden Renaissance were introduced.

Redevelopment Project Presentations:

Mr. Thomas thanked the commissioners for the opportunity to provide an update on the project and provided background on Matrix Development Group's core business. Matrix Admiral Wilson Boulevard, LLC is the business entity for this project. Founded in 1984, Matrix is a privately held firm, based in Cranbury, NJ. As a symbol of the strength of the business, the founder and all of the partners remain active. The majority of Matrix's projects are located throughout New Jersey, eastern Pennsylvania, and New York State. Matrix's development focus has been on industrial projects, reporting an estimated 400-million-square-foot of warehouse space; and including office buildings, residential/single family and multi-family housing, hospitality, and golf course projects.

Mr. Thomas presented site plans while noting that the site elevation will be raised by five feet to avoid flooding. Also, due to environmental issues, the site will be capped. A realignment of 17th Street is planned to allow greater access for transportation operations. The estimated number of full time employees post construction is 350-450, including van drivers and other workers.

The end facility is expected to operate 15-25 tractor trailers from overnight to early-morning. Early-morning van drivers are planned to arrive on the north side to pick up, load, and depart around 10 AM and operate in eight-hour delivery shifts.

Requisite meetings have occurred with the Marlton community, hosted by Mayor Moran and St. Joseph's Carpenter Society. Approvals have been secured from the City Planning Board and County Planning Board. Approvals are expected from NJ DEP for storm water management and NJ DOT for street alignments. A construction start is expected this summer and construction completion is expected about thirteen months later. The team of local professionals includes, Ford & Associates—Architect, Langan—Civil Engineering Services, Maser—Surveyor, Melick-Tully—Geotechnical Engineer, and Terraphase—Environmental Consultant.

Ms. Torres inquired about the rationale for the anticipated traffic flow of delivery trucks.

Mr. Thomas stated they are planning for trucks to arrive via Admiral Wilson Blvd. and depart north on 17th St. to Federal or west to Flanders or east or west in that direction.

Ms. Torres stated that a recommendation had been made for truck traffic to flow in and out through Admiral Wilson Blvd. because of the nearby residential areas. Mr. Thomas stated the 17th Street is being realigned to facilitate the tractor trailers exiting the site to 17th Street as well.

Ms. Torres asked if they will be working with St. Joseph's Carpenter Society and meeting with the community. Mr. Thomas affirmatively replied.

Mr. Asselta remarked that the Board appreciated the presentation and informed everyone a Resolution will be before the Board at the April meeting to amend the Redevelopment Agreement with Camden Renaissance due to several changes from the original Redevelopment Agreement. Ms. Simpson also acknowledged Ms. Gabor from Camden Renaissance. Ms. Gabor expressed gratitude for the Board's apparent satisfaction with the presentation and stated she is looking forward to the completed construction of the project.

There were no other comments or questions.

Resolutions for Review and Action to be taken at the Caucus Board Meeting

03-10-21A Resolution Amending Resolution 09-14-16C to Reduce the Amount of the City of Camden Redevelopment Agency Loan from the U.S. Environmental Protection Agency Brownfields Revolving Loan Fund from \$790,603.00 to \$586,000.00 and Authorizing the City of Camden Redevelopment Agency to Return to The U.S. Environmental Protection Agency the Unexpended Portion of the Loan Drawdown for the Environmental Cleanup of the ABC Barrel

Motion: GH, MS Ayes: DD, GH, IL, JR and MS

Nays: Abstentions:

Comments: Approved during March 3, 2021 Caucus.

03-10-21B Resolution Authorizing a Subgrant from the U.S. Environmental Protection Agency Brownfields Revolving Loan Fund in the Amount of \$200,000 for the Environmental Cleanup of the Knox Meadows Phase II Site in the North Camden Brownfield Development Area (Block 746, Lots 26 & 46 and a Portion of Lots 17, 18, & 25 of the City of Camden Tax Map)

Motion: IL, GH Ayes: DD, GH, IL, JR

Nays: Abstentions: MS, MT

Comments: There were no other comments or questions.

03-10-21C Resolution Authorizing an Amendment to a Shared Services Agreement with the City of Camden for the Management of a US Environmental Protection Agency Brownfields Revolving Loan Sub grant for the Remediation of the Knox Meadows Phase II Site in the North Camden Brownfield Development Area (Block 746, Lots 26 & 46 and a Portion of Lots 17, 18, & 25)

Motion: IL, GH Ayes: DD, GH, IL, JR

Nays: Abstentions: MS, MT

Comments: There were no other comments or questions.

03-10-21D Resolution Authorizing a Second Amendment to the Memorandum of Understanding with the New Jersey Department of Environmental Protection, Office of Natural Resource Restoration Regarding Shoreline Protection, Natural Resource Restoration, Landfill Closure, and Waterfront Park Construction on a Portion of the Former Harrison Avenue Landfill Designated as Block 809, Lots 7, 10, 11, 12, 13, 14, 15, 16, 17 on the City of Camden Tax Map

Motion: IL, GH Ayes: DD, GH, IL, JR, MS, MT

Nays: Abstentions:

Comments: There were no other comments or questions.

Mr. Ramos departed at approximately 6:11 PM following the votes on the Resolutions.

Public Comments

None.

Old Business

None.

New Business

None.

Executive Session

None.

Chairperson's Remarks and Observations

Ms. Torres thanked CRA staff for all their work and commended Mr. Leonard for leading the meetings during her recent illness.

Adjournment

Ms. Sharma made a motion to adjourn the meeting, which was seconded by Mr. Davis.

Mr. Asselta declared the motion carried at approximately 6:32 PM.