

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Annual Re-organizational Meeting and Monthly Caucus on Wednesday, January 6, 2021** via Zoom.in Camden, New Jersey.

Chairperson Marilyn Torres called the meeting to order at approximately 6:01 PM. Board Clerk Sulena Robinson-Rivera called roll.

Present: DD, GH, IL, JR, MS, and MT

Absent: None

Attendees: Olivette Simpson, Mark Asselta, Sulena Robinson-Rivera, Carla Rhodes, and Donna Arthur-Pettigrew, CRA; Jack Gallagher, Senior Engineering Director, Josh King, Chief Procurement Officer of American Water, and Pam Richardson, Esq., American Water; Gary L. Green, Esq., Archer & Greiner P.C., and Mark Chartier of Pennoni

Re-Organization

Ms. Torres turned over proceedings to Board Counsel Mark Asselta. Mr. Asselta explained the nominating process.

Mrs. Robinson-Rivera advised the Board that pursuant to the requirements of the Open Public Meetings Act, adequate notice(s) had been posted in the Courier-Post and the Office of the City Clerk.

A new slate of officers was presented.

CHAIRPERSON

Maria Sharma nominated Ms. Torres for this position; it was seconded by Ian Leonard. There were no other nominations. Due to technical difficulties, Javier Ramos temporarily left the meeting. He rejoined via phone. Mr. Asselta called for a voice vote. There was no opposition to the motion. Ms. Torres resumed control of the meeting and noted: We are here with a purpose; to move this year's agenda forward.

Ms. Torres called for Vice Chairperson nominations.

VICE CHAIRPERSON

Javier Ramos nominated Ian Leonard for this position; it was seconded by Maria Sharma. There were no other nominations. Mr. Asselta called for a voice vote. There was no opposition to the motion. Mr. Leonard was re-elected. He thanked the Commissioners for their support and stated he looks forward to working together for another year. According to Mr. Leonard, this is one of the best boards of all his years with CRA. He commended the Commissioners and Staff for getting a lot done.

TREASURER

Mr. Leonard nominated Ms. Sharma for this position; it was seconded by Gilbert Harden. There were no other nominations. Mr. Asselta called for a voice vote. There was no opposition to the motion. Ms. Sharma was re-elected. She thanked all for their vote of confidence, stated she will continue to do the job to the best of her ability, and wished Happy New Year to all.

Mr. Asselta noted Ms. Sharma also serves on the Audit/Finance Committee.

Ms. Torres called for two nominees for the Committee. Ms. Sharma nominated Ms. Torres; it was seconded by Mr. Harden. Mr. Harden also nominated Javier Ramos for the Committee; it was seconded by Ms. Sharma. There were no further nominations. Ms. Asselta called a voice vote for the combined nomination. There were no objections.

Review of Minutes

Dates of Meeting: December 9, 2020

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Interim Executive Director Olivette Simpson informed the Board that Immediate Past Board Clerk Carla Rhodes was in attendance at the meeting of December 9, 2020 and the Minutes will be revised to correct the omission.

Interim Executive Director's Report

Date of Meeting:

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Describing 2020 as an incredible year with many challenges, Ms. Simpson noted she is proud of CRA's accomplishments with its partners and the Board. She also celebrated the leadership of Mayor Moran and the passion of residents in advocating for redevelopment. She encouraged all to continue celebrating investments in the City of Camden and advised of a broad 2021 agenda.

Finance Division

See Board Materials.

Redevelopment Project Presentation(s):

American Water

In preparation for consideration of Resolution 01-13-21A regarding Unit C-7 of the Camden Waterfront Condominium campus, a presentation was made by representatives of Archer & Greiner, American Water, and Pennoni.

Redevelopment Project Presentation(s):

American Water's One Water Street LLC has a contract to acquire portions of land at Unit C-7. The presenters are seeking approval of the review package and authorization to enter into a redeveloper sub-agreement. The proposed project is to commence construction prior to 2025. No financial considerations are involved.

As one of the fastest growing utilities in the country, American Water is outgrowing the space it has occupied for the last three years. This proposed project will complement the existing headquarters.

Design details featuring a hybrid open space facility as well as community amenities were presented. Additionally, the team's environmental expert reported that soil evaluations revealed a few hot spots, but the vast majority of the land is impacted by one shallow spoil which is normal for urban sites. The practice is to cap the site.

American Water's Chief Procurement Officer noted that \$13 million was spent with Camden-based businesses during construction of the headquarters, over 70 residents have been hired, and more than \$1 million has been invested to support local non-profit initiatives like LUCY, Power Corps, and Cathedral Kitchen.

Ms. Torres thanked the presenters and complimented American Water for its hiring performance.

Ms. Sharma commented on the thorough presentation.

Mr. Harden inquired about how many jobs will be created and whether training be provided.

According to Josh King, jobs will be created through construction as well as operations. Currently 600+ employees work at the Camden headquarters. The new facility should add 150 jobs. Camden-related jobs will be supported by job fairs and recruiting, training programs with Hope Works OTJ training, engineering programs. Prevailing union rates will apply.

Derek Davis asked if there are supplier diversity goals and, if not, will be set goals soon.

According to Mr. King, American Water looks to prime vendors to set goals. He also reported, American Water recently won 6 awards for its supplier diversity efforts. Of \$2 billion spent, 25% was with diverse suppliers—8-10% was with black or Hispanic vendors. The goal has not been set for this project and there is no plan to set a target in the near future.

Mr. Davis stated: It is a worthwhile project. He also asked if there should be a committee that examines and holds developers accountable. Ms. Simpson advised that CRA's Developer Agreements include a provision for the Mayor's Office of the City of Camden to monitor Affirmative Action activity. This function is centralized so the same criteria applies to all projects across the city. CRA has input. Mr. Leonard informed Mr. Harden that he chairs the City's Affirmative Action Committee and provided background on efforts to ensure compliance.

Redevelopment Project Presentation(s):

Mr. Asselta noted that a Sub-Redevelopment Agreement will apply and issues like employment will be incorporated. Mr. Leonard added that State requirements also apply.

Resolutions for Review and Action Taken by the Board at the Caucus Meeting

01-06-21A Resolution Establishing the Board of Commissioners' Meeting Schedule for 2021

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

Nays: Abstentions:

Comments: There were no comments or questions.

01-06-21B Resolution Designating the Courier-Post Newspaper as the Official Newspaper for the City of Camden Redevelopment Agency

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

Nays: Abstentions:

Comments: There were no comments or questions.

Resolutions for Review and Action To Be Taken at the Regular Board Meeting

01-13-21A Resolution Approving a Proposed Office Development of Block 80.02, Lot 1 Also Known as Unit C-7 of the Camden Waterfront Condominium

01-13-21B Resolution Amending Resolution 03-11-20E Which Authorized a Professional Services Agreement with Woodard & Curran to Provide Environmental and Licensed Site Remediation Professional Services in Connection with 1350 Admiral Wilson Boulevard Designated as Block 1464, Lot 4 and 5 of the City of Camden Tax Map by Extending the Term and Adjusting the Scope of the Agreement.

01-13-21C Resolution Authorizing a Professional Services Agreement with TRC Corporation to Provide Environmental and Licensed Site Remediation Professional (LSRP) Services for the Northern Portion of Dominick Andujar Park Identified as Block 12, Lots 1, 3-9, 18-21 of the City of Camden Tax Map for an Amount Not to Exceed \$151,993.85

Public Comments

No members of the public were present.

Old Business

None.

New Business

None

Executive Session

None.

Chairperson's Remarks and Observations

None.

Adjournment

Commissioner Sharma made a motion to adjourn; it was seconded by Commissioner Harden. All affirmed via voice vote and the meeting ended at approximately 7:02 PM.