

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Regular Monthly Meeting on Wednesday, April 14, 2021** via teleconference.

Vice Chairperson Ian Leonard called the meeting to order at approximately 6:08 PM. Interim Board Clerk Carla Rhodes called roll.

Present: Derek Davis, Gilbert Harden, Jr., Ian K. Leonard, Jose Javier Ramos and Maria Sharma
Absent: Marilyn Torres
Attendees: Olivette Simpson, Mark Asselta, Carla Rhodes, Donna Arthur-Pettigrew, and Sulena Robinson-Rivera, CRA; Liz Gabor, Vice President-Development, The Goldenberg Group (aka Camden Renaissance Associates, LLC), and Kevin Sheehan, Esq., Parker & McCay, PC.

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, and the Office of the City Clerk.

Review of Minutes

Dates of Meeting: March 3 and March 10, 2021

Motion: JRR, MS **Ayes:** DD, JR, IL, MS

Nays: **Abstentions:**

Comments: There were no comments or questions.

Interim Executive Director's Report

Date of Meeting: March 10, 2021

Motion: MS, JRR **Ayes:** DD, JR, IL, MS

Nays: **Abstentions:**

Ms. Simpson reported to the Board about the CRA's participation in the U.S. Department of Housing and Urban Development's (HUD) Virtual Site visit for the Choice Initiatives Neighborhood Implementation Grant for Ablett Village in Cramer Hill. Four (4) team members from HUD and over 30 partners were part of the Housing Authority of the City of Camden (HACC)/City presentation of its Cramer Hill Transformation Plan for implementation of the \$35 million grant, if awarded. She plans to make available the presentation once released by the HACC. CRA is the lead agency for implementation of the planned Neighborhood Improvements under the Plan.

Secondly, Ms. Simpson noted four (4) non-profit organizations were award \$3.5 million from the New Jersey's Department of Community Affairs (DCA) Neighborhood Revitalization Tax Credit Program. Consequently, grantees will receive 60% for housing initiatives and the remaining funds for such neighborhood activities as retail/commercial space fit-ups, vacant property stabilization, or façade improvements.

Interim Executive Director's Report (cont'd)

Ms. Simpson remarked that North Camden, Parkside, Cramer Hill and East Camden, as grant recipients, annually are able to use these funds to update existing Neighborhood Plans and informed the Board to expect many communications regarding participating in the neighborhood planning meetings. She also encouraged the Commissioners to do so as it will be informing of residents' needs and aspirations for respective neighborhoods.

Comments: There were no comments or questions.

Redevelopment Project Presentations:

None

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

04-14-21A Resolution Authorizing a Fourth Amendment to the Amended and Restated Redevelopment Agreement between the City of Camden Redevelopment Agency and Camden Renaissance Associates, LLC for the Redevelopment Project Located in the Admiral Wilson North Redevelopment Area

Motion: MS, JRR Ayes: DD, IL, JR, MS

Nays: Abstentions:

Comments: There were no comments or questions

04-14-21B Resolution Authorizing the Acceptance of the Reconveyance of Block 1208, Lot 4 of the City of Camden Tax Map from the City of Camden for the Redevelopment Project Located in the Admiral Wilson North Redevelopment Area

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

Nays: Abstentions: MS

Comments: Mr. Asselta advised the Board would be unable to vote on this Resolution unless another Commissioner joined the meeting. Commissioner Sharma has a conflict of interest and could not vote on this Resolution. Commissioner Gilbert Harden joined the meeting and the vote was able to proceed.

04-14-21C Resolution Authorizing the Acquisition of Block 1220, Lot 57 of the City of Camden Tax Map by Negotiation or Use of the Eminent Domain Power if Necessary for the Redevelopment Project Located in the Admiral Wilson North Redevelopment Area

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

Nays: Abstentions:

Comments: Mr. Asselta stated that negotiations are ongoing. Ms. Sharma asked if this property is vacant. Mr. Asselta confirmed the property is vacant land.

Resolutions for Review and Action to be taken at the Regular Board Meeting (cont'd)

04-14-21D Resolution Amending Resolution 11-18-20G which Authorized an Application for and Acceptance of a Grant from the New Jersey Hazardous Discharge Site Remediation Fund in an Amount Not to Exceed \$139,412 for Dominick Andujar Park (Block 12, Lots 1, 3-9, 18-21; and Block 14, Lots 29-35, 37) to Correct an Error in the Remediation Program For the Use of Funds

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

Nays: **Abstentions:**

Comments: There were no comments or questions

04-14-21E Resolution Authorizing a Professional Services Agreement with TTI Environmental, Inc. to Provide Environmental and Licensed Site Remediation Professional (LSRP) Services in Connection with the Former Knox Gelatin / Meadows II Tract Site Designated as Block 746, Lots p/o 17, p/o18, p/o 25, 26 & 46 on the City of Camden Tax Map for an Amount Not to Exceed \$81,790.50

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

Nays: **Abstentions:**

Comments: There were no comments or questions

04-14-21F Resolution Authorizing the Removal of Johanna S. Conyer from the List of Authorized Signatories for the Agency's Accounts held at PNC Bank and U.S. Bank

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

Nays: **Abstentions:**

Comments: There were no comments or questions

Public Comments

None

Old Business

None.

New Business

None.

Executive Session

Mr. Asselta stated that the purpose of the Executive Session is to discuss pending litigation matters and no action will be taken at this time. On a motion made by Ms. Sharma and seconded by Mr. Davis, the Executive Session began at 6:19 PM. It ended at 6:30 PM.

Chairperson's Remarks and Observations

None.

Adjournment

Commissioner Ramos made a motion to adjourn the meeting, which was seconded by Commissioner Sharma, and affirmed via voice vote by all commissioners. The meeting ended at approximately 6:31 PM.

NOTE: Commissioner Gilbert Harden joined the meeting at 6:12 PM.