

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Monthly Caucus on Wednesday, June 2, 2021** via teleconference.

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

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

Absent: Ian K. Leonard

Attendees: Olivette Simpson, Mark Asselta, Sulena Robinson-Rivera, and Donna Arthur-Pettigrew, CRA

Ms. 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, the Philadelphia Inquirer, and the Office of the City Clerk.

Review of Minutes

Dates of Meeting: May 5 and May 12, 2021

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

Interim Executive Director's Report

Date of Meeting: June 2, 2021

Motion: Ayes:

Nays: Abstentions:

Comments: Interim Executive Director Olivette Simpson announced that the City of Camden and the Camden Housing Authority has received notice of the award of a \$35 million U.S. Department of Housing and Urban Development (HUD) Choice Neighborhoods Implementation Grant. She reported that a press conference was held on June 2nd hosted by Mayor Carstarphen and attended by Senator Menendez and HUD Secretary Marcia L. Fudge and a host of local legislators and others. The direct beneficiaries of these funds for revitalization are the residents of Ablett Village, Cramer Hill, and the city at large. The resident driven Cramer Hill Choice Transformation Plan will be the guiding document for Ablett Village's redevelopment and the surrounding neighborhood. The CRA, as the Lead Neighborhood entity in the application, partnered with Cooper Ferry Partnership, Saint Joseph Carpenter Society, and a host of other dedicated partners in strategies for implementation of the Plan. Chairperson Torres and Ms. Robinson-Rivera made remarks having attended the press conference.

Redevelopment Project Presentations:

Ms. Robinson-Rivera introduced the principals of Urban Development Partners, LLC (UDP) Mr. Craig Sawyer and Mr. Trevor Vaughn, and stated UDP previously came to the board in 2020 for a multifamily rental project in Lanning Square. UDP proposes two additional projects.

Resolution 06-09-21E

UDP proposes to acquire and rehab 527 Broadway for a mixed use development in the Lanning Square Redevelopment Area, which would involve the substantial renovation of the building, with a ground floor commercial/office use and eight rental apartments on the second floor. To expand the build-out, they are considering the purchase of three privately owned lots behind the building. If they are unable to acquire the privately owned lots, UDP will only develop the 527 Broadway lot.

There were no other questions or comments.

Resolution 06-09-21F

UDP proposes to acquire and substantially rehabilitate three row homes in the Whitman Park neighborhood. These CRA owned properties are identified as 1566 Norris Street, 1244 Chase Street and 1328 Thurman Street. UDP seeks to rehab and market these units for sale to residents of Whitman Park and nearby neighborhoods. In response to questions from Commissioner Sharma, Mr. Sawyer stated that the properties after renovation would be offered for sale at \$150,000 per property. Monthly mortgage, taxes, and insurance for an eligible household was estimated at \$900.00 per month. Mr. Sawyer stated that this monthly obligation is comparable to rents in the area, however, buying a home will enable residents to build wealth. Mr. Sawyer responded to several questions posed by Ms. Simpson, including the development financing and project timeline. Mr. Sawyer stated they have a source of capital for the acquisition and construction costs. UDP would start construction in the last quarter of the year, and estimates construction completion in four to five months. Although, UDP does not currently have pool of potential homebuyers, they intend to market the units to residents of Whitman Park. UDP also remarked that they will hire locally and support local businesses as part of the development effort. There were no other comments or questions.

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

06-09-21A Resolution Authorizing an 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: Ayes:
Nays: Abstentions:
Comments: There were no comments or questions.

06-09-21B Resolution Authorizing an Amendment to a Shared Services Agreement with the City of Camden for Acquisition of Certain Properties Designated on the City of Camden Tax Map as Block 955, Lots 6, 9, 10 and 16 for Camden Charter School Network Expansion

Motion: Ayes:
Nays: Abstentions:
Comments: Mr. Asselta informed the Board that without a quorum the Shared Services Agreement Resolutions with the City of Camden will have to be deferred until Regular Meeting. There were no other comments or questions.

- 06-09-21C** **Resolution Authorizing an Amendment to a Shared Services Agreement with the City of Camden for Acquisition of Certain Properties Designated on the City of Camden Tax Map as Block 868, Lot 14.01; Block 856, Lots 40, 40.01, 51, 54, 60, 60.01, 60.02, 60.03, 61, and 61.01 to Extend the Term of the Agreement**
- Motion:** **Ayes:**
Nays: **Abstentions:**
Comments: There were no comments or questions.
- 06-09-21D** **Resolution Authorizing the Execution of a Shared Services Agreement with the City of Camden for Affirmative Action Officer Services and Compliance Officer Services**
- Motion:** **Ayes:**
Nays: **Abstentions:**
Comments: Ms. Simpson stated the CRA had a Shared Services Agreement with the City for the past 2 years. The City has requested to extend the term of the agreement and execute a new agreement for one year with an option for the City to renew for an additional term of one year.
There were no other comments or questions.
- 06-09-21E** **Resolution Designating Urban Development Partners, LLC as the Redeveloper of Certain Property Designated as Block 208, Lot 44 of the City of Camden Tax Map and Authorizing Redevelopment and Cost Agreement with the Redeveloper**
- Motion:** **Ayes:**
Nays: **Abstentions:**
Comments: There were no comments or questions.
- 06-09-21F** **Resolution Authorizing an Agreement with Urban Development Partners, LLC for the Sale of Certain Property Designated as Block 1357, Lot 28, Block 1355, Lot 66 and Block 1350, Lot 60 of the City of Camden Tax Map (1555 Norris Street, 1244 Chase Street and 1328 Thurman Street)**
- Motion:** **Ayes:**
Nays: **Abstentions:**
Comments: Ms. Robinson-Rivera noted that the address for Norris Street will be corrected for the Regular Meeting to reflect 1566 Norris Street and not 1555 Norris Street.
There were no other comments or questions.
- 06-09-21G** **Resolution Amending Resolution 02-10-21A for the Public Sale of Certain CRA Owned Properties by Expanding the List of Properties and Establishing the Minimum Bids, Conditions and Restrictions for the Public Sale**
- Motion:** **Ayes:**
Nays: **Abstentions:**
Comments: There were no comments or questions.
- 06-09-21H** **Resolution Authorizing a Pre-Qualified List of Title Companies for a Period of One Year Effective June 1, 2021 – May 30, 2022**
- Motion:** **Ayes:**
Nays: **Abstentions:**
Comments: Commissioner Davis asked if we were selecting a title company or if we have one and are voting. Ms. Simpson clarified that the resolution provides for the approval of a Pre-Qualified List of Title Companies for a term of one year. A Request for

Qualifications (RFQ) was advertised and three title companies responded. At a time in which the CRA requires title company services, a request for pricing will be sent to those companies that have been prequalified. To engage the successful proposer a resolution will be submitted to the board for its consideration. Commissioner Davis asked if any minority owned title companies submitted proposals. Ms. Simpson informed him that ACW Abstract LLC., is a woman-owned firm. CRA sent out notices to several title companies regarding the RFQ. Last year Collegiate Title a minority firm was on the prequalified list however the company did not respond to the current RFQ. There were no other comments or questions.

Public Comments

None.

Old Business

None.

New Business

None.

Executive Session

None.

Chairperson's Remarks and Observations

None.

Adjournment

Commissioner Ramos made a motion to adjourn the meeting, which was seconded by Commissioner Harden, and affirmed via voice vote by all Commissioners. The meeting ended at approximately 6:28 PM.

Note: Commissioner Sharma joined the meeting at approximately 6:03PM