

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Regular Monthly Meeting on Wednesday, January 13, 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: GH, IL, JR, MS, and MT

Absent: DD

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

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

Review of Minutes

Dates of Meeting: December 9, 2020

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

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: January 13, 2021

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

Nays: Abstentions:

Comments:

Interim Executive Director Olivette Simpson provided comments filling gaps from the January 6, 2012 Caucus. In the midst of the pandemic, CRA's significant projects reflect a range of activities. These include but are not limited to: the Ablett Village/Cramer Hill CHOICE Neighborhood \$35 million application, Cramer Hill Waterfront Park development (ownership is expected to transfer from CRA to the County or another entity mid-2022; delayed due to the pandemic) and she is honored to showcase the agency's 10-year collaboration to turn the property into an asset, Camden Labs site where a course of remediation and new design in Whitman Park are set to commence, as well as various brownfields projects such as the former Knox Gelatin site. The Admiral Wilson North Redevelopment Project with Matrix is on track to provide a warehouse with some 400 full-time employees after development; sale is expected to occur in June with the build-out in 6-8 months. Additionally, the 7th & Kaighn, ABC Barrel Tire, and Federal Street Corridor are expected to benefit from New Jersey Governor Phil Murphy's 2020 Economic Recovery Act, which will provide support for broad brownfield activities.

Finance Division

See Board Materials.

Redevelopment Project Presentation(s):

None.

Resolutions for Review and Action Taken by the Board

01-13-21A Resolution Approving a Proposed Office Development for Block 80.02, Lot 1 of the City of Camden Tax Map on Unit C-7 of the Camden Waterfront Condominium; Designating One Water Street, LLC (an affiliate of American Water) as the Redeveloper of the Property and Authorizing a Designated Developer Sub-agreement with One Water Street, LLC as a Permitted Assignee Under the Development and Option Agreement Between the New Jersey Economic Development Authority and Camden Town Center, LLC

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

Nays: Abstentions:

Comments: Board Counsel Mark Asselta noted that Mr. Green and Mr. King were available to answer any questions members of the Board may have. There being none they departed.

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.

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

Nays: Abstentions:

Comments: There were no comments or questions.

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 \$151,993.35

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

Nays: Abstentions:

Comments: There were no comments or questions.

01-13-21D Resolution Authorizing an Application for and Acceptance of a Grant from the New Jersey Hazardous Discharge Site Remediation Fund in an Amount Not to Exceed \$103,825 for Remedial Investigation of a portion of the Former Knox Gelatin Site known as Meadows II and Designated as Block 746, Lots 26 & 46 and a Portion of Lots 17, 18 & 25 of the City of Camden Tax Map

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

01-13-21E Resolution Authorizing an Application for and Acceptance of a Grant from the New Jersey Hazardous Discharge Site Remediation Fund in an Amount Not to Exceed \$1,136,612 for Remedial Action of a portion of the Former Knox Gelatin Site known as Meadows II and Designated as Block 746, Lots 26 & 46 and a Portion of Lots 17, 18 & 25 of the City of Camden Tax Map

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

01-13-21F Resolution Authorizing the City of Camden Redevelopment Agency to Adopt a List of Pre-Qualified Attorneys for the Year 2021

IL, MS

Roll call. Affirmed.

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

01-13-21G Resolution Authorizing a Professional Services Agreement with Brown & Connery y, LLP for the Provision of General Counsel Legal Services for the Year 2021

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

Public Comments

No members of the public were present.

Old Business

None.

New Business

Action was taken to appoint a new member of the Finance Committee after Commissioner Javier Ramos expressed conflicting time commitments. Mr. Ramos nominated Commissioner Ian Leonard. Commissioner Torres opened the call for additional nominees.

New Business (cont'd)

There were none. Mr. Asselta requested a second. Commissioner Maria Sharma seconded the nomination of Mr. Leonard. This was affirmed by a Roll Call vote.

Mr. Asselta thanked the Board for re-appointment. He is looking forward working with Director Simpson and all at CRA in his 11th year of service. Congratulations were offered by Ms. Torres and others.

Executive Session

None.

Chairperson's Remarks and Observations

None.

Adjournment

Commissioner Leonard made a motion to adjourn; it was seconded by Commissioner Sharma. All affirmed via voice vote and the meeting ended at approximately 6:23 PM.