

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Monthly Caucus on Wednesday, September 1, 2021** via teleconference.

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

Present: Marilyn Torres, Ian Leonard, Gilbert Harden, Jr., Jose Javier Ramos, and Maria Sharma
Absent: Derek Davis
Attendees: Olivette Simpson, Mark Asselta, Carla Rhodes, Donna Arthur-Pettigrew, and Sulena Robinson-Rivera, CRA; Kevin Sheehan, Esq.; Colin Jones, Goldenberg Group and Camden Renaissance Associates, and Jose A. Espinal

Ms. Rhodes advised the Board that, pursuant to the requirements of the Open Public Meetings Act, notice(s) had been posted in the Courier-Post, the Philadelphia Inquirer, and the Office of the City Clerk.

Review of Minutes

Date of Meeting: August 4 and August 11, 2021

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

Interim Executive Director's Report

Date of Meeting: September 1, 2021

Motion: Ayes:

Nays: Abstentions:

Comments: In addition to the written report provided, Interim Executive Director Olivette Simpson informed the Commissioners that the former Public Library Project had closed. She also noted action is requested on a Memorial Resolution prepared by Ms. Rhodes recognizing Martin F. McKernan's long association with CRA, Housing Authority of the City of Camden, and Parking Authority of the City of Camden.

Ms. Simpson informed the Commissioners Resolution B will address an extension of time to close title and convey certain properties to the Redeveloper for a site in the Admiral Wilson North Redevelopment area.

Redevelopment Project Presentations:

Ms. Simpson was joined for the presentation by Messrs. Sheehan and Jones for this purpose.

Mr. Sheehan, representing the Redeveloper, informed the Commissioners that the project plan previously was amended to permit a wide range of other commercial uses. The Redeveloper Camden Renaissance Associates and Matrix Admiral Wilson Development, LLC had secured development approvals to construct a warehouse facility for a specific tenant and they were recently advised the tenant was no longer willing to lease the property.

Redevelopment Project Presentations (cont'd)

This amendment is requested to allow the Redeveloper time to redesign the warehouse facility site and secure necessary approvals for its development. Mr. Jones from Camden Renaissance added that approvals for certain site issues also were recently received. Construction of an additional warehouse is proposed at the site and additional approvals will be required from CRA, DRPA, DEP, NJDOT, and others.

Chair Marilyn Torres asked if the design is being changed to accommodate new tenants. Mr. Jones affirmed. Board Counsel Mark Asselta also advised the Commissioners that additional approvals will be required from the City of Camden Planning Board.

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

09-08-21A Resolution in Memoriam of Martin F. McKernan, Jr. (1945 – 2021)

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson read into the record the Memorial Resolution on Ms. Torres' authorization. Ms. Torres and Mr. Asselta shared personal reflections.

There were no additional comments or questions.

09-08-21B Resolution Authorizing an Amendment to the Amended and Restated Redevelopment Agreement with 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.

09-08-21C Resolution Authorizing a Contract with the Ambient Group LLC for the Environmental Remediation of the Dominick Andujar Park Site on Parcels Designated as Block 12, Lot 1 of the City of Camden Tax Map for an Amount Not to Exceed \$214,350.00

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson informed the Commissioners that this site is a City-owned neighborhood park. As the City's Brownfield Administrator, CRA is charged with the removal of the storage tanks and remediation of hot spots on the site. The Invitation to Bid for a contractor to do the work resulted in four bidders and the Ambient Group LLC was the lowest responsive bidder.

There were no additional comments or questions.

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

09-08-21D Resolution Designating Jose A. Espinal, as Redeveloper of 919 N. 20th (Block 853, Lot 56 of the City of Camden Tax Map) Located in the Cramer Hill Redevelopment Area and Authorizing a Redevelopment Agreement with the Redeveloper

Motion: Ayes:

Nays: Abstentions:

Comments: Project Coordinator/Property Assets Manager Sulena Robinson-Rivera introduced Mr. Jose Espinal, who owns the property adjacent to 919 N. 20th Street, and explained the valuation. Through Ms. Torres' interpretation, Mr. Espinal explained that he seeks to prevent unauthorized access to the site and add to his property and thanked the Commissioners for considering his proposal.

There were no additional comments or questions.

Public Comments

None.

Old Business

None.

New Business

None.

Executive Session

None.

Chairperson's Remarks and Observations

Ms. Torres thanked the Commissioners for their punctuality.

Adjournment

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