

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Monthly Caucus on Wednesday, October 6, 2021** via teleconference.

Vice Chairperson Ian Leonard called the meeting to order at 6:00 PM. Interim Board Clerk Carla Rhodes called roll.

Present: Ian Leonard, Derek Davis, Gilbert Harden, Jr., Jose Javier Ramos*, and Maria Sharma

Absent: Marilyn Torres

Attendees: Olivette Simpson, Mark Asselta, Carla Rhodes, Donna Arthur-Pettigrew, and Sulena Robinson-Rivera, CRA; Jack Layne, DCA; Kevin Sheehan, Esq.; Craig Sawyer and Trevor Vaughn of Urban Development Partners; Joyce Coleman, Danielle XXX, Lanning Square Resident; Keith Stewart, Crossing Over CDC, and Dr. Susan Stukes, Lanning Square Residents' Association

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.

**Note: Due to technical difficulties, Commissioner Jose Javier Ramos was inaudible.*

Review of Minutes

Date of Meeting: September 1 and September 8, 2021

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

Interim Executive Director's Report

Date of Meeting: October 6, 2021

Motion: Ayes:

Nays: Abstentions:

Comments: In addition to the written report provided, Interim Executive Director Olivette Simpson updated the Commissioners regarding the Governor's Economic Recovery Act of 2020. Regulations that govern several programs have been issued by the State. The ASPIRE program is targeted to area-wide transformation activities involving a mixture of uses including housing and economic development. The overall \$2.5 billion is available with a two project limitation for municipalities. It is a highly competitive program and CRA is looking forward to supporting project plans. Other Program areas: Brownfields Redevelopment Assistance, Historic Property Investment Act, and Main Street Recovery Program. Additional details will be provided as they are announced by the State.

Redevelopment Project Presentations:

None.

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

10-13-21A Resolution Authorizing an Extension of Time to Permit 418 Federal Partners GSGZ, LLC, the Assignee of Millennial Partners, LLC, to Complete the Construction of Improvements for the Property Designated as Block 170, Lot 40 (formerly Block 170, Lots 40 & 61) of the City of Camden Tax Map

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson reported that title was conveyed by CRA to the Redeveloper in August 2021. The Redeveloper is requesting an extension of time in order to secure additional funding for the project and to satisfy a request of the construction lender to extend the deadline for completion of the project. Such requests are consistent with the Redevelopment Agreement. Additional background pertaining to the project timeline for completion and financial investments to date was provided by Kevin Sheehan, Esq. In addition to the approved sources of funding (Federal New Market Tax Credits and Historic Tax Credits), the Redeveloper intends to apply for State Tax Credits under the Brownfields Redevelopment Assistance and Historic Property Investment Act.

Commissioner Derek Davis inquired about the need to abstain, given his position as a TD Bank executive. Board Counsel Mark Asselta will advise prior to the vote at the Regular Monthly Meeting.

10-13-21B Resolution Authorizing an Amendment to Resolution 11-18-20B that Designated Urban Development Partners L.L.C. as the Redeveloper of Block 185, Lots 2, 3, 7, 8, 9, 11, 12, 14 -30 of the City of Camden Tax Map to Amend the Number of Units and Number of Affordable Units for the Project

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson introduced and invited Craig Sawyer and Trevor Vaughn of Urban Development Partners LLC (UDP) to answer any questions the Commissioners may have regarding the Redeveloper's proposed changes to UDP's initial redevelopment proposal. Mr. Sawyer explained, after some due diligence at the site, they—now—propose underground parking as well as an increase in units from 64 to 82. In addition, five of the properties slated for acquisition are above market-value; this has significant cost implications for the project. The increase in units is to make the project feasible, but no change in the number of affordable units will be made. UDP intends to also submit an application to the ASPIRE program for gap financing.

Ms. Simpson asked if the proposed changes were shared with the leadership of the two community organizations in Lanning Square. Mr. Sawyer reported that members of Lanning Square West Neighborhood Association and Crossing Over CDC had been notified and both groups support the proposed changes. Mr. Asselta reminded of the need for site approval by the Planning Board following authorization by CRA's Board of Commissioners.

There were no additional comments or questions.

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

10-13-21C Resolution Authorizing a Professional Services Agreement with XXX for Appraisal Services for the Proposed Sale of Property Designated as Block 185, Lots 2, 3, 7, 8, 9, 11, 12, 14-30 of the City of Camden Tax Map in the Lanning Square Neighborhood for an Amount Not to Exceed XXX

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson informed the Commissioners a request for pricing was solicited from CRA's Pre-Qualified List of Appraisers for 2021. The results will be available at the Regular Monthly Meeting.

There were no additional comments or questions.

10-13-21D Resolution Authorizing a Professional Services Agreement with TRC Environmental Corporation to Provide Licensed Site Remediation Professional Services and other Environmental Services at the Cramer Hill Waterfront Park (formerly known as the Harrison Avenue Landfill) Designated as Block 809, Lots 7 and 13 of the City of Camden Tax Map for an Amount Not to Exceed \$99,962.00

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson informed the Commissioners that TRC was engaged through an open and fair process. The contract with TRC for Licensed Site Remediation Services (LSRP) and other environmental services is ending. The Harrison Avenue Landfill (Cramer Hill Waterfront Park) is a complex project involving remediation of the landfill and its closure, environmental closure of soils, oversight of the investigation and remediation of on-site and off-site groundwater contamination, and air quality permitting. All environmental actions are required by statute to have the oversight and supervision of an LSRP. CRA solicited a price proposal from TRC for TRC's services for an additional period of twelve months. The CRA has existing EPA and State environmental grants to fund the additional LSRP and related environmental services required for the site.

There were no additional comments or questions.

10-13-21E Resolution Authorizing an Amendment to Resolution No.: 11-18-20C to Extend the Term of a Professional Services Agreement with Greenbaum Rowe Smith & Davis, LLP for Legal Services Related to an Agreement with The Salvation Army for Submission of a Joint Title V Operating Permit Application and the Permanent Operation and Monitoring of the Landfill Gas Passive Venting Systems at the Former Harrison Avenue Landfill

Motion: Ayes:

Nays: Abstentions:

Comments: Due to the pandemic, DEP has been delayed in issuing a Title V Operating Permit for the permanent operation and monitoring of the two gas venting systems at the Harrison Avenue landfill site. DEP advises that the final operating permit may be issued prior to June 2022. The CRA and The Salvation Army have agreed that a final agreement that sets forth the roles, responsibilities, and cost share funding formulas cannot be finalized until DEP issues the Title V Operating Permit. The Greenbaum firm was solicited in a fair and open process, and CRA is requesting that the contract be amended to extend the term of the agreement at no increase in the cost for services.

There were no additional comments or questions.

Public Comments

Dr. Susan Stukes, president of the Lanning Square Residents' Association, informed the Commissioners that she had been advised of proposed changes to the Urban Development Partners Redevelopment Proposal and her organization was in support of the proposed changes.

There were no additional comments or questions.

Old Business

None.

New Business

None.

Executive Session

None.

Chairperson's Remarks and Observations

None.

***Adjournment**

Commissioner Gilbert Harden made a motion to adjourn the meeting, which was seconded by Commissioner Maria Sharma and affirmed via Roll Call vote by all Commissioners present and not experiencing technical difficulties. The meeting ended at approximately 6:38 PM.