The Board of Commissioners of the City of Camden Redevelopment Agency held the Monthly Caucus on Wednesday, August 3, 2022 via tele-/videoconference.

Chairperson Ian Leonard called the meeting to order at 6:02 PM. Interim Board Clerk Carla Rhodes called roll.

Present: Ian Leonard, Maria Sharma, Derek Davis, Christopher Collins, Gilbert Harden, Sr.,

*Tasha Gainey-Humphrey, and Jose Javier Ramos

Absent: None

Attendees: Olivette Simpson, Mark Asselta, Carla Rhodes, Donna Arthur-Pettigrew, and Sulena

Robinson-Rivera, CRA; Jack Layne and Phil Gonzalez, DCA; Courtney Dirks and Trevor Harris, Coriell Institute for Medical Research; Trevor Vaughn, Urban

Development Partners (UDP), and La'Shae Wall, Camden Resident

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: July 13, 2022

Motion: Ayes:

Nays: Abstentions:

Comments: Mr. Leonard established that everyone had a chance to review the Minutes and asked if there were any questions. There were none.

NOTE: Commissioner Tasha Gainey-Humphrey joined the meeting during this discussion.

Interim Executive Director's Report

Date of Meeting: August 3, 2022

Comments: Interim Executive Director Olivette Simpson welcomed Commissioners Christopher Collins and Tasha Gainey-Humphrey who were recently appointed. She also announced that plans are underway for a Board Retreat the week of August 22 where discussions around Ethics and the Redevelopment Law are to be held. Ms. Simpson also reported that one additional Resolution will be added to the Regular Meeting Agenda; it will be to designate a Redeveloper for the former ABC Barrel site, which is owned by CRA and is located in the Cooper Grant neighborhood in the City's Downtown District.

The remainder of Ms. Simpson's Report provided context for Resolutions B and C, which are before the Board for authorization to amend the Master Developer Agreement with Campbell Soup Company (CSC) to release certain property from the Agreement and, then, designate Coriell Institute for Medical Research as Redeveloper of these properties within the Gateway Redevelopment Plan Area. Courtney Dirks and Trevor Harris, representatives from Coriell, attended. Ms. Dirks presented the Coriell proposal for a six-acre site consisting of seven properties which are bounded by Princess Avenue to Walnut Street to Pine Street to Memorial Avenue. This Project Site is adjacent to the rear of CSC's Headquarters in the Gateway Office Park Area. The current site conditions as described include blighted and vacant commercial/industrial structures and the under-utilization of land. The proposed scientific and research facility uses are permitted uses within the Redevelopment Plan. Previously, the proposal was presented by CRA and Coriell to CSC and it was well-received by CSC.

Interim Executive Director's Report (cont'd.)

Ms. Dirks remarked that the need for Coriell's relocation from its Haddon Avenue facility is due to the anticipated loss of its lease with Cooper Health Systems in 2024. The Haddon Avenue facility has been occupied by Coriell for nearly 70 years. She expressed that were this institution designated as Redeveloper of the Gateway Office Park Site, Coriell envisions the creation of a world-class Innovation District of research and bio-tech companies, thereby providing jobs and revenues to the City. It will be a projected \$50 million investment in the City, and targeted for construction completion by 2024. Mr. Leonard expressed high regard for Coriell's work with which he became familiar during his service as a legislator.

Ms. Humphrey inquired about accommodations that will be made for nearby schools. Mr. Harris noted that traffic studies are to be conducted. However, plans are to provide ample parking and gated areas. Board Counsel Mark Asselta advised that applications will be submitted for review and appropriate consideration by the City Planning Board. Mr. Collins expressed optimism about the prospect of revitalization of the area. Mr. Davis inquired about plans to include minority vendors and workers. Ms. Dirks stated that plans can be developed to address these concerns.

CRA has received conceptual plans, but Coriell representatives wish to present greater detail at a later meeting.

Redevelopment Project Presentations:

None.

Resolutions for Review and Action

08-10-22A Resolution Recognizing the Distinguished Service of Councilperson Marilyn Torres

with the City of Camden Redevelopment Agency

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson reported to the Commissioners that this Resolution will be read into the

Record at the Regular Monthly Meeting.

Resolutions for Review and Action (cont'd.)

08-10-22B Resolution Authorizing an Amendment to the Master Developer Agreement with

Campbell Soup Company for the Gateway Office Park Area to Release Property Designated as Block 366, Lots 2, 5, 8, 73 and 75 and Block 667, Lots 1 and 6 from the

Agreement

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson reported to the Commissioners that this Resolution is the first step in order

to designate the Coriell Institute for Medical Research as the Redeveloper of a portion of the Gateway Office Park Area. Mr. Asselta provided background regarding the Master

Redevelopment Agreement.

08-10-22C Resolution Designating Coriell Institute for Medical Research and its Permitted

Assigns as Redeveloper of Block 366, Lots 2, 5, 8, 73 and 75 and Block 667, Lots 1

and 6 Located in the Gateway Redevelopment Area and Authorizing a Redevelopment Agreement and Cost Agreement with the Redeveloper

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson reported to the Commissioners that this Resolution is a companion to

Resolution B.

08-10-22D Resolution Terminating the Redeveloper Designation of Planned Parenthood of

Northern, Central, and Southern New Jersey for Property Designated as Block 177, Lots 42, 43, 44, 45, 63, 64, 65 of the City of Camden Tax Map and Terminating a Cost Agreement Between CRA and Planned Parenthood in Connection with

the Property

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson reported to the Commissioners that Resolution 09-11-19E designated

Planned Parenthood as the Redeveloper of certain property within the Lanning Square Redevelopment Area. The Redeveloper has determined the new construction of a relocation facility is no longer economically feasible and requests the termination of the

designation and any development rights to property within Block 177.

08-10-22E Resolution Authorizing a Pre-Qualified List of Environmental and Engineering

Firms to Provide Professional Environmental Services for 2022-2023

Motion: Ayes: Navs: Abstentions:

Comments: Ms. Simpson reported this Resolution establishes a list of 25 firms pre-qualified for

environmental and engineering work with CRA. This process of a prequalified allows CRA to respond quickly when work is needed. Pricing and work proposals will be

presented for Board approval prior to awarding contracts.

08-10-22F Resolution Authorizing an Application for and Acceptance of a Supplemental Grant

from the New Jersey Hazardous Discharge Site Remediation Fund in an Amount Not to Exceed \$42,534.60 for Remedial Investigation at Dominick Andujar Park (Block 12, Lots 1, 3-9, and 18-21 and Block 14, Lots 29-35, and 37 of the City of Camden Tax

Map

Motion: Ayes:

Navs: Abstentions:

Comments: Ms. Simpson reported this Resolution allows additional remedial activities to proceed at

the Andujar Park site. This supplemental grant will cover any necessary costs associated with the additional environmental work. No match funding requirement is associated with

this grant.

Public Comments

None.

Old Business

Action has not been taken regarding Resolutions 03-09-22 E & F.

New Business

None.

Executive Session

None.

Chairperson's Remarks and Observations

None.

Adjournment

Commissioner Derek Davis made a motion to adjourn the meeting, which was seconded by Commissioner Jose Javier Ramos, and affirmed by Roll Call vote by all Commissioners. The meeting ended at approximately 6:35 PM.