

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Regular Monthly Meeting on Wednesday, December 8, 2021** via teleconference.

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

Present: Marilyn Torres, Ian Leonard, Derek Davis, Jose Javier Ramos, and Maria Sharma

Absent: Gilbert Harden, Sr.

Attendees: Olivette Simpson, Mark Asselta, Carla Rhodes, Donna Arthur-Pettigrew, and Sulena Robinson-Rivera, CRA, and Jack Layne, DCA

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: November 10, 2021

Motion: IL, MS **Ayes:** MT, IL, DD, JR, MS

Nays: **Abstentions:**

Comments: There were no comments or questions.

Interim Executive Director's Report

Date of Meeting: December 8, 2021

Motion: IL, MS **Ayes:** MT, IL, DD, JR, MS

Nays: **Abstentions:**

Comments: Interim Executive Director Olivette Simpson thanked the Commissioners for their attendance and responsiveness and stated it has been a pleasure working together in 2021. Her Report focused on activities winding down and other selected projects.

These included:

- Fleet Replacement Garage Project with Camden Community Partnership (formerly Cooper's Ferry)—Construction was completed; finalizing administrative tasks.
- Ablett Village CHOICE Project with the Housing Authority of the City of Camden and Michaels Development—Over the next five years, four rental developments will be constructed with over 425 mixed-income, mixed-use units, including a health and wellness facility, office space for St. Joseph Carpenter Society, and Camden Community Partners providing various supports.
- Lanning Square Project—An 82-unit, mixed-income residential project is planned to be one of the first Opportunity Zone investments.
- 1800 Davis Street Project with Michaels Development as the redeveloper and strategic partners, including Virtua, the New Jersey Housing & Mortgage Finance Agency (NJHMFA), and HACC discussions are underway to complete the project's financing.
- Parkside Business and Community in Partnership (PBCIP) Mixed-Use Haddon Avenue Project—Expected to advance quickly in the first quarter of 2022.
- American Water Training Center Project—Acquisition closing expected in the short-term; an additional \$30 million investment by the company in the Camden Waterfront area.
- Admiral Wilson Boulevard Warehouse Project with Camden Renaissance/Matrix Development—Expected 428,000-sf of warehouse uses. The site is to be re-designed and site plan and other approvals revisited with DOT and DEP. Securing approvals to proceed in 2022 and construction to begin in 2023.

Interim Executive Director's Report (cont'd)

- Camden Public Library Project with Millennial Partners—Conveyance of the site to the Redeveloper occurred in the last quarter of 2021. Selective demolition and other construction activities commenced. Federal tax credits for the \$12 MM development secured by the Redeveloper; also expected to apply for State tax credits.
- Additionally, two Open Space brownfield projects completed in 2021. The Camden Labs site will expand the existing Whitman Park by adding four (4) acres of recreational space; Camden County completed designs for and contracted out over \$4 MM in park improvements at the site. Also, Cramer Hill Waterfront Park construction was completed and the Park opened to the neighborhood on November 4, 2021.
- The City achieving an A- bond rating was also reported. For the first time in 40 years, the City has an A- rating via Standard and Poor's Rating Services. This is expected to positively affect market attraction and investment in the City.

Also, other developments in 2022 in the City will include the Walter Rand Transportation Center—A \$250 million investment adding two regional rapid transit lines. Additionally, the Rutgers/Rowan Board of Governor's Health Sciences Center is planning for its expansion by constructing a 100,000 sf research facility directly across from its existing facility.

Redevelopment Project Presentations:

None.

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

12-08-21A Resolution Authorizing an Amendment to Resolution 12-09-20F to Extend the Term of a Professional Services Agreement with BL Companies Architects/Engineers New Jersey, Inc. to Provide Environmental Services in Connection with the Former Harrison Avenue Landfill Site Designated as Block 809, Lots 7 and 13 on the City of Camden Tax Map

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

Nays: Abstentions:

Comments: There were no comments or questions.

12-08-21B Resolution Authorizing a Parking Lease with CI Properties, LLC for Property Designated as Block 72, Lot 28 on the City of Camden Tax Map in the Camden Downtown Redevelopment Area

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

Nays: Abstentions:

Comments: There were no 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 time. Wished everyone a Merry Christmas and Happy New Year.

Adjournment

Commissioner Ian Leonard made a motion to adjourn the meeting, which was seconded by Commissioner Derek Davis, and affirmed via Roll Call vote by all Commissioners. The meeting ended at approximately 6:17 PM.