

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Monthly Caucus on Wednesday, July 5, 2023** via tele-/videoconference.

Chairperson Ian Leonard called the meeting to order at 6:01 PM. Board Clerk Donna Arthur-Pettigrew called roll.

**Present:** Ian Leonard, Maria Sharma, Derek Davis, Christopher Collins, and Tasha Gainey-Humphrey  
**Absent:** Gilbert Harden, Jr., and Jose Javier Ramos  
**Attendees:** Olivette Simpson, Mark Asselta, Donna Arthur-Pettigrew, and Robert Quevedo-Rodriguez, CRA, and Jack Layne, DCA.

Ms. Donna Arthur-Pettigrew 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:** June 7 and 14, 2023

**Motion:** Ayes:

**Nays:** Abstentions:

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

#### Interim Executive Director's Report

**Date of Meeting:** July 5, 2023

**Motion:** Ayes:

**Nays:** Abstentions:

**Comments:** Ms. Simpson stated her report will be deferred until the Board's Regular Meeting.

#### Redevelopment Project Presentations

None

#### Resolutions for Review and Action

The resolutions below were presented for consideration.

**07-12-23A** Resolution Amending Resolution 06-10-20C that Authorized a Shared Services Agreement with the City of Camden for the Management of Funding and Environmental Services for the Knox Meadows Phase II Site Designated as Block 746, Lots 26 and 46 and a Portion of Lots 17, 18, and 25 of the City of Camden Tax Map to Extend the Term and Include an Additional Grant and Services

**Motion:** Ayes:

**Nays:** Abstentions:

**Comments:** Ms. Simpson briefed the board on the purpose of this resolution. It is necessary to amend the existing Shared Services Agreement (SSA) to include CRA's management of an EPA Brownfield Revolving Loan Fund (RLF) sub-grant and NJ HDSRF grant both of which will jump start remedial activities at the Knox Site. Remediation of the site will bring much-needed redevelopment for a multi-family residential use. The challenge has been the cost of removing 6 – 8 concrete slabs/foundations left in the site. A potential agreement with the City and Camden County for removal will mitigate that challenge. Commissioner Gainey-Humphrey asked if the bid has gone out yet for the remediation. Ms. Simpson

**Resolutions for Review and Action (cont'd)**

responded that the bid and specifications have not been issued. The estimated cost of the remediation is an engineer's estimate (from the LSRP) and the amount does not include removal of the concrete foundations.

**07-12-23B**      **Resolution Authorizing a Sub-grant to the City of Camden in the Amount of \$200,000.00 from the U.S. Environmental Protection Agency Brownfields Revolving Loan Fund for the Remediation of the Knox Meadows Phase II Site in North Camden Designated as Block 746, Lots 26 and 46 and a Portion of Lots 17, 18, and 25 of the City of Camden**

**Motion:**                      **Ayes:**

**Nays:**                              **Abstentions:**

**Comments:** Ms. Simpson informed the board this resolution is to authorize an EPA Brownfield Revolving Loan Fund (RLF) sub-grant to the City, which will complete the remediation funding required for the Knox Meadows Site remediation.

**07-12-23C**      **Resolution Amending Resolution 10-12-22A that Authorized a Shared Services Agreement with the City of Camden for the Management of Funding and Environmental Services for the Judge Robert B. Johnson Park Designated as Block 520, Lot 26, Block 522, Lot 9 (part), and Block 523, Lot 13 of the City of Camden Tax Map in the Liberty Park Redevelopment Area to Include an Additional Grant and Services**

**Motion:**                      **Ayes:**

**Nays:**                              **Abstentions:**

**Comments:** Ms. Simpson announced EPA awarded the City a \$1 million grant for the environmental clean up of the Johnson Park site and this requires an amendment to the SSA to recognize the additional funding and for CRA to manage these brownfield funds.

**07-12-23D**      **Resolution Amending Resolution 08-10-22C that Designated Coriell Institute for Medical Research and its Permitted Assigns as Redeveloper of Block 366, Lots 2, 5, 8, 73 and 75, and Block 367, Lots 1 and 6 by Extending the Term of the Designation and Including a Phasing of the Project**

**Motion:**                      **Ayes:**

**Nays:**                              **Abstentions:**

**Comments:** Ms. Simpson provided some background on this action for the board. Coriell proposes to relocate their facility from its current location on Haddon Avenue to 1300 Walnut Street and to construct a new start-of-the-art research office and facility, approximately 96,000 square feet in size and up to four stories high and including relate site improvements. Coriell plans to complete site development in two-phases. This resolution seeks to authorize the extension of the redeveloper designation of Coriell for property in Block 366 and Block 367 in the Gateway Redevelopment area. This amendment would also include phasing of the development. Ms. Simpson reminded the board that this site is currently included within the Master Redevelopment Agreement (MRA) with Campbell Soup Company, who has indicated that it supports the redevelopment project. This amendment will allow for the release of the Coriell Project site from the MRA.

**Resolutions for Review and Action (cont'd)**

**07-12-23E      Resolution Authorizing a Professional Services Agreement with J. McHale & Associates, Inc. for Appraisal Services in an Amount not to Exceed \$3,600.00 for Block 814, Lot 2 of the Camden City Tax Map**

**Motion:**

**Ayes:**

**Nays:**

**Abstentions:**

**Comments:** Ms. Simpson reminded the Commissioners a professional service agreement for appraisal services with J. McHale & Associates, Inc. was approved at the prior month's board meeting the property to be acquired via Federal Housing Act. Block 814, Lot 2 is owned by CRA and part of the assemblage of property for the HACC's Ablett Village scattered off-site development. This contract is necessary to establish the fair market value of Block 814, Lot 2 for its sale to the HACC. The firm is on the CRA's Prequalified List of Appraisers and responded with the most responsible pricing.

**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 Collins made a motion to adjourn the meeting, which was seconded by Commissioner Sharma and affirmed with a Roll Call vote by all Commissioners. This meeting ended at approximately 6:25 PM.