

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Monthly Caucus on Wednesday, October 4, 2023** via tele-/videoconference.

Chairperson Ian Leonard called the meeting to order at 6:00 PM. Board Clerk Donna Arthur-Pettigrew called roll.

Present: Ian Leonard, Maria Sharma, Derek Davis, Christopher Collins, Gilbert Harden Sr., and Tasha Gainey-Humphrey
Absent: Jose Javier Ramos
Attendees: Olivette Simpson, Mark Asselta, Glynn Jones, Sulena Robinson-Rivera, and Donna Arthur-Pettigrew, CRA, and Jack Layne, DCA, Kevin Sheehan, Esq. Parker and Mc Cay, Phil Borst, Principal, Millennial Partners, LLC, (Guest) Smith.

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: September 6 and 13, 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 was none.

Interim Executive Director's Report

Date of Meeting: October 4 and 11, 2023

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson informed the board Resolution A is a request from Camden Renaissance to extend the deadlines for Phase 2 of the Admiral Wilson Boulevard Redevelopment Project. Resolution B is a request from Millennial Partners d/b/a 418 Federal Street the former Camden Library for an extension of time to complete construction of the improvements to the building from 36-months to 72-months.

Ms. Simpson also provided several project updates; 1800 Davis Street, Knox Gelatin II Site, Reliable Tire Site, and Yaffa Dirt Pile.

1800 Davis Street Site – CCIA has completed the demolition of the building and the title and financing closing for the project will take place end of October 2023. This extraordinary public/private/institutional collaboration plan is for the construction of a 4-story mixed-use 55,000-square foot building with 47 units for the 55 and older community on floors two through four, and commercial space on the first floor, which would include a Virtua Health, operated and managed primary health care facility.

The Knox Gelatin II Site – The City extended the term of the Shared Services Agreement with CRA, and CRA authorized a Sub-grant to increase funding for the cleanup of the 6-acre site slated for a residential end use. The Knox site is located to the south of the North Camden Waterfront Park aka Sadler's Poynt Park. Discussions with CCIA are positive, regarding the demolition and removal of several concrete foundations left on the site (estimated to cost \$1MM).

Reliable Tire – Parkside Business & Community in Progress (PBCIP) hosted a presentation by CRA and Michele Christina of BRS, Inc. on September 27, 2023 at PBCIP's Monthly Meeting to inform community

of the environmental remediation that will be underway at the site. Ms. Simpson thanked Commissioners Collins and Gainey-Humphrey for their attendance at this meeting.

Yaffa Dirt Pile Site - Ms. Simpson informed the Commissioners a community update for actions at the site, which attendees will include the Mayor, City B.A., and BRS. The Meeting will be hosted at New Fellowship UAME Church located in the Bergen Square neighborhood. Flyers were distributed by the City and information is posted the CRA's website and in the Mayor's Office. The timeline for the estimated 56 tons of contaminated soil removal is expected to last four months.

Redevelopment Project Presentations

None

Resolutions for Review and Action

The resolutions below were presented for consideration.

10-11-23A Resolution Authorizing an Amendment to the Amended and Restated Redevelopment Agreement with Camden Renaissance Associates, LLC to Extend the Deadlines for Phase 2 of the Admiral Wilson Blvd. Redevelopment Project for Certain Property Designated within Blocks 1210, 1214, and 1219 for an Extension Fee

Motion:

Ayes:

Nays:

Abstentions:

Comments: Ms. Simpson stated that the CRA completed a closing on Phase 1 with Matrix on March 31, 2023 and Camden Renaissance (the Redeveloper) is proceeding with Phase 2. Delays were encountered for the Phase 2 warehouse project. The Redeveloper has proposed an extension of the deadlines for Phase 2 and in consideration of this request, the Redeveloper and CRA negotiated several terms and conditions, which are set forth in the resolution. Mr. Asselta also spoke to these terms, conditions, and requirements for the extension.

10-11-23B Resolution Authorizing an Amendment to the Redevelopment Agreement with 418 Federal Partners GSGZ, LLC, (the Assignee of Millennial Partners, LLC), to Extend the Time to Complete the Construction of Improvements for the Property Designated as Block 140, Lot 40 of the City of Camden Tax Map

Motion:

Ayes:

Nays:

Abstentions:

Comments: Ms. Simpson informed the board Kevin Sheehan of Parker Mc Cay and Phil Borst, Principal, of Millennial Partners were in attendance to speak to the request to extend the term of the Redevelopment Agreement with CRA for additional time to complete the construction of improvements at the Federal Street site. Mr. Sheehan spoke to several challenges, specifically setting forth the reasons for the extension. A substantial sum has been expended in interior demolition and stabilization of the building and after several potential deals; none have been successful. A private lender is willing to provide construction financing, however, the CRA's reverter rights in the redevelopment agreement is a risk the lender is not willing to take without an extension of the term.

10-11-23C Resolution Adopting the Provisions of Chapter 48 (N.J.S.A. 52:14.17-38) to Agree to Pay for State Health Benefits Program and/or School Employees' Health Benefits Program Coverage for Post-Retirement Medical Benefits

Motion:

Ayes:

Nays:

Abstentions:

Comments: Ms. Simpson stated this resolution was presented to the Finance Committee prior to tonight's Caucus and its review and recommendation will follow prior to the Regular Board Meeting. Finance Committee favorably received the benefit proposal for CRA retirees. Commissioner Leonard favorably spoke to the resolution, stating we all look forward to a pension and full medical benefits. Commissioner Leonard also stated when he asked Ms. Simpson about these three months ago she looked into it and got back to him with the news that it could be done, and should move to Finance Committee and full board.

10-11-23D Resolution Introducing and Approving for Submission to the Director of the Division of Local Government Services the City of Camden Redevelopment Agency's Proposed Budget for the Fiscal Year 2022

Motion:

Ayes:

Nays:

Abstentions:

Comments: Ms. Simpson asked that Finance Director Jones speak about the budget. Mr. Jones informed the Board that we were behind in submitting the budgets; but we are working to catch up with submissions to the State. We have started the process for the FY 2023 budget and FY 2024 to be presented by the end of this year.

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 Sharma made a motion to adjourn the meeting, which was seconded by Commissioner Collins and affirmed with a Roll Call vote by all Commissioners. This meeting ended at approximately 6:40 PM.