

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Monthly Caucus on Wednesday, June 5, 2024** via tele-/videoconference.

Chairman Ian Leonard called the meeting to order at 6:00 PM. Board Clerk Donna Arthur-Pettigrew called roll. Chairman Leonard turned the meeting over to Vice Chairperson Maria Sharma at 6:01 PM.

Present: Ian Leonard, Maria Sharma, Derek Davis, Gilbert Harden, Sr., and Tasha Gainey-Humphrey,
Absent: Christopher Collins and Jose Javier Ramos
Attendees: Olivette Simpson, Mark Asselta, Donna Arthur-Pettigrew, CRA, Jack Layne, DCA Monitor, Michele Christina, BRS, Bridget Phifer, PBCIP, Edith Pagan, HACC, Deputy Executive Director, Nicholas Cangelosi, Michaels Development Group, Kevin Sheehan, Esq., Parker and McCay, Riley Faust, Cinnaire, Development Analyst.

Ms. 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: May 8, 2024

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Sharma 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: June 5, 2024

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson began by introducing the board to the various speakers, joining the Meeting for several resolutions on the Agenda for the board's consideration. Michele Christina from Brownfield Redevelopment Solutions, Inc. (BRS) (Resolution A) USEPA Environmental Assessment grant award for the Federal Street Corridor. Bridget Phifer, Executive Director of PBCIP and its Strategic Partner, Riley Faust, Development Analyst of Cinnaire Solutions, Inc. (Resolution B) and Edith Pagan, Housing Authority of the City of Camden (HACC), Deputy Executive Director (Resolution C and D).

Redevelopment Project Presentations

None.

Resolutions for Review and Action

The resolutions below were presented for consideration.

06-12-24A Resolution Authorizing the Acceptance of a 2024 Brownfields Environmental Assessment Grant from U.S. Environmental Protection Agency in the Amount of \$500,000.00 and the Authorizing the Execution of a Cooperative Agreement for its Use

Motion:

Ayes:

Nays:

Abstentions:

Comments: Ms. Simpson stated that she was pleased to announce the award of a competitive \$500,000.00 grant from USEPA to CRA for conducting environmental assessments of five priority, publicly owned Sites located along the Federal Street industrial corridor of the City's Marlton area. The environmental assessment grant funds will be used to advance the cleanup of targeted sites, ultimately, leading to a mixture of redevelopment uses and job opportunities for the City residents. Ms. Simpson introduced Michele Christina, Principal of Brownfield Redevelopment Solutions, Inc.(BRS).

Ms. Christina gave a presentation of the Federal Street Corridor Site, providing an overview of the various City and CRA owned sites and related environmental conditions, and the significance of targeting these sites for future productive commercial/industrial reuse. Ms. Christina emphasized the need for redevelopment planning and processes for a redevelopment area that focuses on the Federal Street sites. In addition, she spoke to several actions that would be coming before the CRA board; including uses associated with State HDSRF grant funding, contract awards for several environmental consultants, and a shared services agreement with the City for brownfield management purposes. She also spoke to area infrastructure improvements by the City and County in process for street interchanges and/or realignment, and parkland/trails development.

06-12-24B Resolution Authorizing a Second Amendment to the Redevelopment Agreement with Parkside Urban Renewal, LLC or its Permitted Assigns for Certain Property in Block 1297 and Block 1300 of the City of Camden Tax Map for Development of a Multi-Family Rental and Mixed-Use Redevelopment Project

Motion:

Ayes:

Nays:

Abstentions:

Comments: Ms. Simpson, introducing Bridget Phifer, Executive Director of PBCIP and Ryan Faust of its partner, Cinnaire Solutions, Inc., stated that this resolution is for approval of an amendment to the Redevelopment Agreement with CRA to extend the deadlines to June 30, 2025, and permit PBCIP to secure final commitments for financing and closing of a significant \$35 million Project.

Ms. Simpson provided an overview of the Project planned for Haddon Avenue adjacent to/ near Our Lady of Lourdes/Virtua Hospital (also investing more than \$500 million in improvements to the hospital campus). PBCIP/Cinnaire will develop a mixed-use commercial/residential development with 30,000 SF retail and commercial on first floor and 30 residential apartments on second through fourth floors. Ms. Phifer also stated that Agreements were in place with the first-floor medical provider (26,000 SF), and for the remaining (4,000 SF), consisting of new offices for PBCIP, retail, and a café.

Ms. Phifer was elated to say that after almost 20 years PBCIP will finally have new office space. PBCIP will be before various state boards for financing commitments; including the NJHMF board in August 2024 for LIHTC, NJEDA for ASPIRE Program, and syndication of these tax credits and New Market Tax Credits. Ms. Phifer and Mr. Faust thanked the Board for standing by as they have met several funding challenges and expect to close on its financing by end of year.

Resolutions for Review and Action cont'd

06-12-24C **Resolution Terminating the Designation of the Housing Authority of the City of Camden as the Redeveloper of Certain Land in Blocks 818, 822, and 814 of the City of Camden Tax Map Located in the Cramer Hill Redevelopment Area and Terminating a Cost Agreement and Redevelopment Agreement with the Redeveloper for the Construction of Low- and Moderate-Income Housing on Such Property**

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Mr. Asselta informed the Board that Resolution C and D are companion actions. Resolution C terminates HACC as redeveloper and Resolution D will designate a new developer, which is an affiliate of Michaels Development Company. Mr. Asselta also stated because of HUD guidelines (which prohibit the use/support of CHOICE Neighborhood grant funds where the power of eminent domain is used to acquire property. The affiliate of Michaels will assume all the redeveloper obligations and will enter into a cost agreement and redevelopment agreement with the CRA. This resolution and the one that follows were conditioned upon the HACC board's approval of these actions.

Ms. Pagan, HACC, Deputy Executive Director informed the board that the HACC will hold a Special Meeting on June 11, 2024 to consider the actions related to the termination of HACC and substitution of the Michael's affiliate. She thanked Ms. Simpson and CRA Board for its consideration of these actions.

06-12-24D **Resolution Designating Alfred Cramer Urban Renewal, LLC as the Redeveloper of Certain Land in Blocks 818, 822, and 814 of the City of Camden Tax Map Located in the Cramer Hill Redevelopment Area and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper for the Construction of Low- and Moderate-Income Housing on Such Property**

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Mr. Asselta informed the Board that this resolution is contingent upon the HACC termination as redeveloper and the designation of Alfred Cramer Urban Renewal, LLC as redeveloper of the project.

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

Mr. Harden moved to adjourn the meeting, which was seconded by Ms. Gainey-Humphrey and affirmed with a Roll Call vote by all Commissioners. This meeting ended at approximately 6:44 PM.