

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Regular Monthly Meeting on Wednesday, July 13, 2022** via tele-/videoconference.

Chairperson Ian Leonard called the meeting to order at 6:00 PM. Interim Board Clerk Carla Rhodes called roll.

**Present:** Ian Leonard, Maria Sharma, Derek Davis, Gilbert Harden, Sr., Tasha Gainey-Humphrey, and Jose Javier Ramos  
**Absent:** Marilyn Torres \*  
**Attendees:** Olivette Simpson, Mark Asselta, Carla Rhodes, Donna Arthur-Pettigrew, and Robert Quevedo-Rodriguez, CRA; Jack Layne, DCA; Bridget Phifer of Parkside Business and Community in Partnership (PBCIP) and Azeez Weeks of Cinnaire Solutions; Sean Brown, Resident, and Danna Green, Rutgers Summer Service Initiative

\*NOTE: Ms. Torres advised the Interim Executive Director of her retirement from the Board on July 13, 2022, which corresponds with the end of the Commissioner's current term. Ms. Torres was absent from the meeting.

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:** June 8, 2022  
**Motion:** MS, JR **Ayes:** IL, MS, DD, GH, JR  
**Nays:** **Abstentions:**  
**Comments:** None.

#### Interim Executive Director's Report

**Date of Meeting:** July 13, 2022  
**Motion:** MS, JR **Ayes:** IL, MS, DD, GH, TGH, JR  
**Nays:** **Abstentions:**

Interim Executive Director Olivette Simpson provided an update on several brownfield projects and grants. The EPA Brownfield Revolving Loan Fund (RLF) awarded in 2013 will be transitioned to administrative and regulatory requirements for the RLF Supplemental grant awarded in 2022. Remedial activity at several sites is in various stages of completion and, thereby, several environmental grants will be closed out. Site activity at Andujar Park in North Camden will be turned over the County of Camden to install the Park improvements. The County's expansion and installation of improvements at the Whitman Park (Camden Labs Site) is nearing completion. Several grants for the Andujar Park, Camden Labs, and former Harrison Avenue Landfill site will also be closed out during the 3<sup>rd</sup> and 4<sup>th</sup> quarter of 2022.

It is worthy to note that the County is improving several Camden City Parks under a \$4 Million Open Space bond for the Multi-Parks Initiative of the City and the County.

At the North Camden Knox Meadows and Gateway Reliable Tire sites, investigation, assessment, and remediation activity is underway. At the former Harrison Avenue site, ground water remediation efforts are continuing with the off-site installation of monitoring wells. The EPA-funded redevelopment planning grants for North Camden, Marlton-Federal Street, and Bergen Square- 7 & Kaighns sites were extended to 2023 to allow adequate time for implementation.

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

The Agency has also been notified of the award of an environmental assessment grant from NJ Economic Development Authority (NJEDA). Four (4) sites along Federal Street are the subject of the assessment grant. These sites along the Federal Street industrial/commercial corridor are comprised of vacant, former industrial sites. The grant will assist in defining the areas in need of remediation and plan for future redevelopment. Prior assessment work conducted more than 15 years ago must be reconsidered in the context of DEP's current regulatory requirements and standards.

**Redevelopment Project Presentations:**

Ms. Simpson introduced Bridget Phifer of Parkside Business and Community in Partnership (PBCIP) and Azeez Weeks of Cinnaire Solutions, the PBCIP development partner in the Parkside Place I and II Project. They provided an update on the Project to support Resolution 07-13-22C, which seeks amendments to milestones set forth in the Redevelopment Agreement. This transformational Project is focused along Haddon Avenue near Virtua Our Lady of Lourdes hospital campus. Model apartment, parking, and retail space renderings for Parkside Place I and II were displayed as well as the revised timeline from submission of a NJ EDA ASPIRE application in July 2022 to start of construction in 4<sup>th</sup> quarter 2023. Challenges to development cited included; COVID related delays, rising construction costs (40-year high in inflation), sourcing subsidy, and deal complexity (now three [3] tax credit financing projects).

PBCIP was established in 1993 and continues to be run by residents devoted to transformational redevelopment. Projects completed include: rehab/sale of 96 homeownership units, rehab of 150 senior/multifamily rental units, purchase/renovation of laundromat, and façade improve for storefronts.

Cinnaire Solutions operates in nine (9) states. The parent company Cinnaire has invested \$5 billion to revitalize communities.

Ms. Simpson asked if PBCIP has been successful in securing requisite funding. Ms. Phifer noted the NJHMFA tax credit allocation remains in place and confirmed the state allocation of \$2 million afforded as part of the Governor's 2022 budget. Because the Project needs additional subsidy, PBCIP will submit an application for state tax credit financing to NJ EDA under its ASPIRE program. Total development costs are estimated at \$28 million for a mixed-use development consisting of 32-residential units, commercial space, and parking.

Mr. Leonard commended Ms. Phifer and PBCIP on the work that has been done over the years and stated it should be the model for community development work throughout the City.

**Resolutions for Review and Action**

**07-13-22A      Resolution Authorizing the Execution and Recording of a Conservation Easement on the Cramer Hill Waterfront Park Property (formerly known as the Harrison Avenue Landfill) Designated as Block 809, Lots 7 and 13 on the Camden City Tax Map**

**Motion: MS, JR      Ayes: IL, MS, DD, GH, TGH, JR**

**Nays:                      Abstentions:**

**Comments:** Ms. Simpson discussed a Memorandum of Understanding (MOU) entered into with NJ DEP for development of Cramer Hill Waterfront Park. CRA is the owner of the Park site. NJ DEP has completed the Park development, and the Park is now open and maintained and operated by Camden County Parks Department. The terms of the MOU with NJ DEP and Park Operations Agreement with Camden County require after completion of the Park, the CRA is to negotiate with NJ DEP the terms of a Conservation Easement that will restrict disturbance and/or development within designated areas of the Park. This Resolution seeks authorization to negotiate the terms and thereafter record the Conservation Easement.

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

**07-13-22B**      **Resolution Authorizing an Amendment to a Professional Services Agreement with Greenbaum, Rowe, Smith & Davis LLP to Provide Outside Legal Counsel Services in Connection with Agreements for the Cramer Hill Waterfront Park (formerly known as the Harrison Avenue Landfill) Designated as Block 809, Lots 7 & 13 on the Camden City Tax Map**

**Motion: MS, JR**      **Ayes: IL, MS, DD, GH, TGH, JR**

**Nays:**      **Abstentions:**

**Comments:** Ms. Simpson informed the Board this is a companion to Resolution 07-13-22A. CRA requires legal assistance to negotiate the terms of the Conservation Easement with NJ DEP. The Greenbaum Rowe firm was procured by RFP in a fair and open process consistent with the public contracts law to provide legal services to CRA in connection with the Park Operations Agreement with Camden County. The firm has extensive knowledge of the transactions associated with the NJ DEP MOU, as amended, and the Camden County Park Operating Agreement. This Resolution seeks the authority to amend the existing scope of legal services to include the added scope of legal work associated with the Conservation Easement.

**07-13-22C**      **Resolution Authorizing an Amendment to a Redevelopment Agreement with Parkside Urban Renewal, LLC or its Permitted Assigns for a Redevelopment Project on Certain Land within Block 1297 and Block 1300 on the City of Camden Tax Map**

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

**Nays:**      **Abstentions: DD, TGH**

**Comments:** Ms. Simpson commended PBCIP for its tenacity in moving this project forward. Commissioner Derek Davis noted his prior advocacy for engaging developers of color and inquired about a prospective voting conflict. After a brief discussion, Board Counsel Mark Asselta counselled Mr. Davis to abstain.

Ms. Simpson inquired about Ms. Gainey-Humphrey's status. She informed the Board of her status as a member of PBCIP's Board and was advised to abstain by Mr. Asselta.

**07-13-22D**      **Resolution Authorizing an Amendment to a Shared Services Agreement with the City of Camden for Affirmative Action Officer Services and Compliance Officer Services**

**Motion: GH, TGH**      **Ayes: IL, DD, GH, TGH, JR**

**Nays:**      **Abstentions: MS**

**Comments:** Ms. Simpson informed the Board a Shared Services Agreement with the City for these services has been renewed for consecutive years. Services are provided by CRA's Construction Project Manager, Dwaine Williams. Ms. Sharma inquired about her status to vote on this Resolution and was advised to abstain by Mr. Asselta.

**Public Comments**

Sean Brown discussed reasons why it is important for neighborhoods to have CDCs to help with attracting investments and move neighborhoods forward. He also complained about the decimation of areas like Bergen Square; specifically, the Atlantic Avenue location where the methadone clinic is housed.

Mr. Brown's comments exceeded the three (3) minute time limit.

Mr. Leonard acknowledged having an earlier conversation during which Mr. Brown was invited to have a private meeting with him and Ms. Simpson. Mr. Brown was asked to contact Mr. Leonard.

**Public Comments (cont'd)**

A Motion to close the Public Session was made by Commissioner Jose Javier Ramos and seconded by Commissioner Gilbert Harden and affirmed in a Voice vote by all Commissioners.

**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. Ramos made a motion to adjourn the meeting; it was seconded by Ms. Sharma and affirmed via Roll Call vote by all Commissioners. The meeting ended at approximately 7:00 PM.