

The Board of Commissioners of the City of Camden Redevelopment Agency **held a Regular Monthly Meeting on Wednesday, November 18, 2020** via teleconference.

Chairperson, Marilyn Torres called the meeting to order at approximately 6:00 PM. Board Clerk Sulena Robinson-Rivera called roll. Commissioner Harden was visible to all present at the meeting, but due to technical difficulties he was muted and unable to participate in or vote on resolutions.

Present: Derek Davis, Gilbert Harden Sr., Ian K. Leonard, Jose Javier Ramos, Maria Sharma, and Marilyn Torres

Absent:

Attendees: Olivette Simpson, Mark Asselta, Sulena Robinson-Rivera, CRA; Craig Sawyer, Trevor Vaughan, Urban Development Partners; Dr. Susan Stukes, Lanning Square West Resident's Association, Moneke Ragsdale, Crossing Over CDC; Jeff Mihalek, Larissa Willison, Camden County Habitat for Humanity;

Mrs. Robinson-Rivera advised the Board that pursuant to the requirements of the Open Public Meetings Act, adequate notice(s) had been posted in the Courier-Post, the Philadelphia Inquirer, and the Office of the City Clerk.

Review of Minutes

Dates of Meeting: October 7, 2020, October 14, 2020 and October 21, 2020

Motion: IL, MS **Ayes:** GH, JR, MS, and MT

Nays: **Abstentions:**

Comments: There were no comments or questions.

Interim Executive Director's Report

Date of Meeting: November 18, 2020

Motion: GH, JR **Ayes:** GH, JR, MS, and MT

Nays: **Abstentions:**

Comments: The Interim Executive Director, Olivette Simpson, introduced the redevelopers who were presenting projects related to resolutions on the Agenda.

Redevelopment Project Presentations

Resolution 11-18-20A - Jeff Mihalek and Larissa Willison of Camden County Habitat for Humanity provided the details for the acquisition and rehabilitation of 655 Line Street, and eventual sale to a qualified low-income homebuyer. Commitments are in place from the Cooper Plaza NRTC to fund the acquisition and rehab of the property. The project site is located within the Cooper Plaza Redevelopment area, and the residential use is a permitted use within the Plan. The project timeline is the sale of 655 Line to the organization in January 2021 and construction period of 12 – 18 months to completion.

Resolution 11-18-20B – Craig Sawyer and Trevor Vaughan principals of Urban Development Partners (UDP) presented a redevelopment proposal for CRA and privately owned property within Block 185. The project site is bordered on the North by Washington Street, to the West by 4th

Street, to the South by Berkley Street and to the East by West Street and is located within the Lanning Square Redevelopment area. UDP proposes to demolish the existing vacant, unoccupied structures and construct a 64-unit market/rate mixed-income rental housing development with a set aside of up to 35 units affordable to households earning between 30 % and 60% of the area's median income. Commissioners and Director Simpson asked questions regarding project financing and timeline. The total development costs are estimated at \$19M, which will be financed in part by equity from the sale of Low Income Housing Tax Credits and Opportunity Zone investments. The target timeline projected is closing title by mid – end of 2020 and construction completed by 2022. The five properties which are currently privately owned are in various phases of acquisition. The building will be owned and managed by UDP.

Resolutions for Review and Action

11-18-20A Resolution Designating Camden County Habitat for Humanity, Inc., a Non Profit, as Redeveloper of 655 Line (Block 1422, Lots 59) of the City of Camden Tax Map) Located in the Cooper Plaza Redevelopment Areas and Authorizing a Redevelopment Agreement with the Redeveloper

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

Nays: Abstentions:

Comments: There were no comments or questions.

11-18-20B Resolution Designating Urban Development Partners L.L.C as the Redeveloper of Block 185, Lots 2, 3, 7-11, 14 -30 of the City of Camden Tax Map and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper for Construction of a Mixed-Income and Market-Rate Multi-Family Rental Housing Development

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

Nays: Abstentions: DD

Comments: There were no comments or questions.

11-18-20C Resolution Amending Resolution 02-12-20G to Authorize the Extension of the Term of Professional Services Agreement with Greenbaum Rowe Smith & Davis, LLP for Legal Services Related to the Negotiation of an Agreement with The Salvation Army for Submission of a Joint Title V Operating Permit Application for the Permanent Operation and Monitoring of the Landfill Gas Passive Venting Systems at the Former Harrison Avenue Landfill

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

Nays: Abstentions:

Comments: There were no comments or questions.

11-18-20D Resolution Amending Resolution 12-11-19B Which Designated Camden's Charter School Network as Redeveloper of Property Designated as Block 955, Lots 6, 9, 10 and 16 of the City of Camden Tax Map by Extending the Term of the Redeveloper Designation and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper

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

Nays: Abstentions:

Comments: There were no comments or questions.

11-18-20E Resolution Authorizing the Termination of Redeveloper Designation with Michaels Development Company, I, L.P. for Redevelopment of Block 814, Lot 2 of the City of Camden Tax Map

Motion to Withdraw: MS, IL Ayes: DD, IL, JR, MS, and MT

Nays: Abstentions:

Comments: There were no comments or questions.

11-18-20F Resolution Authorizing a Professional Services Agreement with XXX to Provide Environmental Management Services on an Hourly Rate Basis for a Total Amount Not to Exceed \$150,000.00

Motion to Withdraw: MS, IL Ayes: DD, IL, JR, MS, and MT

Nays: Abstentions:

Comments: There were no comments or questions.

11-18-20G Resolution Amending Resolution 10-14-20F Which Authorized an Application for and Acceptance of a Grant from the New Jersey Hazardous Discharge Site Remediation Fund in an Amount Not to Exceed \$139,412 for Remedial Investigation at the Dominick Andujar Park by Correcting an Error in the Tax Map Block and Lot Designation of the Park Site

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

Nays: Abstentions:

Comments: There were no comments or questions.

11-18-20H Resolution Amending Resolution 10-14-20G Which Authorized an Application for and Acceptance of a Grant from the New Jersey Hazardous Discharge Site Remediation Fund in an Amount Not to Exceed \$195,562 for Remedial Action at the Dominick Andujar Park by Correcting an Error in the Tax Map Block and Lot Designation of the Park Site

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

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

None.

Adjournment

Commissioner Ramos made a motion to adjourn the meeting, which was seconded by Commissioner Leonard, and affirmed via voice vote by all commissioners. The meeting ended at approximately 7:05 PM