

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Monthly Caucus on Wednesday, December 1, 2021** via teleconference.

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

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

Absent: Derek Davis

Attendees: Olivette Simpson, Mark Asselta, Carla Rhodes, Donna Arthur-Pettigrew, and Sulena Robinson-Rivera, CRA; Jack Layne, DCA, and Kevin Sheehan, Esq. and Angelo Alberto for CI Properties

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.

**Note: Due to extenuating circumstances at work, Commissioner Maria Sharma arrived as the meeting was concluding.*

Review of Minutes

Date of Meeting: November 10, 2021

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

Interim Executive Director's Report

Date of Meeting: December 1, 2021

Motion: Ayes:

Nays: Abstentions:

Comments: In addition to the written report provided, Interim Executive Director Olivette Simpson reported on the Cramer Hill Waterfront Park opening, which was recently hosted by Governor Phil Murphy, and complimented the Board for authorization of more than 50 board actions and/or permits in support of the park's development. She apologized for the failure of the board to receive final invitations for the event. It was coordinated by the Governor's Office.

Governor Murphy recognized the park as a space that is unparalleled in the State. Mayor Victor Carstarphen shared personal reflections of the experiences of his youth in the area. Congressman Donald Norcross and Camden County elected officials also participated in the opening.

Redevelopment Project Presentations:

None.

Resolutions for Review and Action to be Taken at the Regular Board Meeting

12-08-21A Resolution Authorizing an Amendment to Resolution 12-09-20F to Extend the Term of a Professional Services Agreement with BL Companies Architects/Engineers New Jersey, Inc. to Provide Environmental Services in Connection with the Former Harrison Avenue Landfill Site Designated as Block 809, Lots 7 and 13 on the City of Camden Tax Map

Motion: **Ayes:**
Nays: **Abstentions:**

Comments:

BL Companies, as the contractor, was selected through a competitive open process. To comply with DEP regulations for remediation of an existing plume at the Harrison Avenue site, six (6) thirty- to fifty-foot deep monitoring wells will be installed off the Site and along River Road. The contractor is delayed because of difficulties encountered in coordination of work and securing related permits. This action is to extend the term of the contract with BL Companies without an increase in the contract price.

There were no additional comments or questions.

12-08-21B Resolution Authorizing a Parking Lease with CI Properties, LLC for Property Designated as Block 72, Lot 28 on the City of Camden Tax Map in the Camden Downtown Redevelopment Area

Motion: **Ayes:**
Nays: **Abstentions:**

Comments:

Prior to the COVID19 shutdown, CRA entered into a lease agreement with CI Properties, LLC for parking lot use. The area leased accommodates 30-50 vehicles and provides parking for employees of the Adler Building. Kevin Sheehan of Parker McKay and Angelo Alberto of CI Properties, LLC were in attendance to provide additional comments.

Ms. Torres inquired about the monthly lease amount. Ms. Simpson reported that the lease amount is \$1,500.00 per month, however, pursuant to certain terms proposed for the new lease, any additional revenues generated from concert/events or other activities the CRA will share 50% of such revenues.

Mr. Alberto thanked CRA for the opportunity afforded and stated the parking lot is an important part of the Adler Building.

There were no additional comments or questions.

Public Comments

None.

Old Business

None.

New Business

None.

Executive Session

None.

Chairperson's Remarks and Observations

None.

Adjournment

Vice Chairperson Ian Leonard made a motion to adjourn the meeting, which was seconded by Commissioner Gilbert Harden, and affirmed via Roll Call vote by all Commissioners. The meeting ended at approximately 6:15 PM.