

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Monthly Caucus and Annual Re-Organization Meeting on Wednesday, January 6, 2022** 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, Derek Davis, Gilbert Harden, Sr., Jose Javier Ramos, and Maria Sharma  
**Absent:** N/A  
**Attendees:** Olivette Simpson, Mark Asselta, Carla Rhodes, Donna Arthur-Pettigrew, and Sulena Robinson-Rivera, CRA, and Jack Layne, DCA

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 technical difficulties, Commissioner Gilbert Harden joined the meeting immediately prior to the Election of Officers commenced.*

### **Election of Officers**

Ms. Torres turned the proceedings over to Board Council Mark Asselta. Mr. Asselta explained the Election Process.

### **CHAIRPERSON**

Board Chair Marilyn Torres nominated Ian Leonard to succeed her in this role. This nomination was seconded by Maria Sharma. In a Voice Vote, Mr. Leonard was unanimously elected.

### **VICE CHAIRPERSON**

Commissioner Javier Ramos nominated Maria Sharma to succeed Ian Leonard as Vice Chairperson. This nomination was seconded by Gilbert Harden. In a Voice Vote, Ms. Sharma was unanimously elected.

### **TREASURER**

Former Treasurer and newly elected Vice-Chair Maria Sharma nominated Derek Davis to succeed her in her former role. This nomination was seconded by Javier Ramos. In a Voice Vote, Mr. Davis was unanimously elected.

### **AUDIT/FINANCE COMMITTEE**

Mr. Leonard asked about the Committee's current composition. Mr. Asselta informed the group that the current Committee Members are: Marilyn Torres, Ian Leonard, and Maria Sharma. Three positions are to be filled.

Ms. Torres nominated Jose Javier Ramos. Mr. Leonard agreed to serve. Additionally, it was noted that Mr. Davis will automatically serve via his role as Treasurer.

### **Review of Minutes**

**Date of Meeting:** December 1 and December 8, 2021

**Motion:** Ayes:

**Nays:** Abstentions:

**Comments:** There were no comments or questions.

### **Interim Executive Director's Report**

**Date of Meeting:** January 5, 2022

**Comments:** Ms. Torres' long-term service and exceptional inspiration were acknowledged. All Commissioners were thanked for the time dedicated and being engaged throughout 2021. Newly elected Officers were welcomed to the work.

**Redevelopment Project Presentations:**

None.

**Resolutions for Review and Action**

**01-05-22A Resolution Establishing the Board of Commissioners' Meeting Schedule for 2022**

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

**Nays:**                      **Abstentions:**

**Comments:** There were no comments or questions.

**01-05-22B Resolution Designating the Courier-Post Newspaper as the Official Newspaper for the City of Camden Redevelopment Agency**

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

**Nays:**                      **Abstentions:**

**Comments:** After discussion, the decision was made to include The Philadelphia Inquirer as a second newspaper of record.

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

**01-12-22A Resolution Authorizing an Amendment to Extend the Term of a Professional Services Agreement with TRC Environmental Corporation to Provide Environmental and Licensed Site Remediation Professional (LSRP) Services in Connection with the Northern Portion of the Dominick Andujar Park Site Identified as Block 12, Lots 1, 3-9, 18-21 of the City of Camden Tax Map**

**Motion:**                      **Ayes:**

**Nays:**                      **Abstentions:**

**Comments:** There were no comments or questions.

**01-12-22B Resolution Authorizing an Amendment to Extend the Term of a Professional Services Agreement with Woodard & Curran to Provide Environmental and Licensed Site Remediation Professional (LSRP) Services in Connection with 1350 Admiral Wilson Boulevard Designated as Block 1464, Lots 4 and 5 of the City of Camden Tax Map**

**Motion:**                      **Ayes:**

**Nays:**                      **Abstentions:**

**Comments:** Mr. Ramos inquired about the expected end result and commented on the lengthy remediation period. Ms. Simpson responded due to extensive ground water contamination issues, Campbell's has not proceeded with plans to utilize the space for parking as originally intended. As part of the remediation plan, the Board most recently approved a deep well-installation as a condition of DEP permit compliance. Mr. Leonard noted that the Department of Environment Protection regularly receives monitoring reports pertaining to activity at the Site. Ms. Torres asked if CRA receives the reports as well. Ms. Simpson confirmed and will distribute the most recent reports to the Commissioners.

**Resolutions for Review and Action to be Taken at the Regular Board Meeting (cont'd)**

**01-12-22C Resolution Authorizing a Temporary Construction License Agreement with the Camden Community Partnership for the Construction of the Connector Sidewalk on a Portion of the Ray & Joan Kroc Center Site Designated as Block 810, Lot 6 on the Camden City Tax Map**

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

**Comments:** Ms. Sharma inquired about the purpose of the Sidewalk Connector. Ms. Simpson advised that the Side Walk Connector will create outlet from the trails along the perimeter of the Cramer Hill Waterfront Park to Harrison Avenue.

**01-12-22D Resolution Authorizing a Professional Services Agreement with XXX to Provide Outside Legal Counsel Services In Connection with the Execution of Agreements Among the City of Camden, The Housing Authority of the City of Camden, Saint Joseph Carpenter Society, and the Camden Community Partnership for the FY 2020 Choice Neighborhood Implementation Grant**

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

**Comments:** Ms. Simpson informed the board that a request for pricing was submitted to firms on the CRA prequalified list of attorneys. Brown & Connery has a conflict and therefore outside legal services are necessary. Ms. Torres inquired about the contract amount for the agreements. Ms. Simpson reported the amount is \$250,000, which limits are set by HUD program regulations (primarily administrative fees to support Saint Joseph Carpenter Society and Camden Community Partnership's program implementation of critical improvements within the CNI grant area).

**Public Comments**

None.

**Old Business**

None.

**New Business**

None.

**Executive Session**

None.

**Chairperson's Remarks and Observations**

None.

**Adjournment**

Ms. Torres made a motion to adjourn the meeting, which was seconded by Ms. Sharma, and affirmed via Roll Call vote by all Commissioners. The meeting ended at approximately 6:39 PM.