

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Regular Monthly Meeting on Wednesday, June 8, 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, Jose Javier Ramos, and Marilyn Torres
Absent: Gilbert Harden, Sr. and Tasha Gainey-Humphrey
Attendees: Olivette Simpson, Mark Asselta, Carla Rhodes, Donna Arthur-Pettigrew, and Sulena Robinson-Rivera, CRA; Jack Layne, DCA; James Lex, CCIA, Trevor Vaughan, UDP, and Danna Green, Rutgers Summer Service Initiative

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: May 11, 2022
Motion: MS, MT **Ayes:** IL, MS, DD, JR, MT
Nays: **Abstentions:**
Comments: None.

Interim Executive Director's Report

Date of Meeting: June 8, 2022
Motion: MS, DD **Ayes:** IL, MS, DD, JR, MT
Nays: **Abstentions:**

This report included a discussion of a grant opportunity for demolition of property that is improved by vacant structures and declared as imminent hazards in the City. Resolution 06-08-22E is before the Board for consideration. CRA is seeking authorization to enter into a Shared Services Agreement with the Camden County Improvement Authority (CCIA). CCIA is the grant recipient of a Phase II Demolition Grant from the State of New Jersey for unsafe structures and CCIA will include property identified and owned by CRA for demolition purposes.

Interim Executive Director Olivette Simpson was joined by CCIA's Acting Executive Director James Lex for this discussion. CCIA was awarded a \$15 million allocation for demolition of vacant and unsafe structures. CRA has identified 13 attached, residential row homes in Lanning Square and a four-story commercial building in the Whitman Park neighborhood. Due to costs, redevelopment of both sites has been difficult and a source of concern for many years. The properties identified are vacant and cited as imminent hazards by the City's construction code official.

Mr. Lex noted that CCIA intends to allocate these demolition funds first for properties in title to government entities. He remarked that CCIA is able to contain the costs of demolitions from its experience in this area; estimating costs associated with the take-down of a residential property is currently approximately \$50,000.00 per property. For CRA's commercial property, an estimate of \$1 million to \$1.5 million was discussed.

Mr. Lex presented the projected work schedule, including the preparation of bid specifications in July and solicitation of bid proposals from demolition contractors in August/September. By the end of the year, all CRA-identified properties are to have been demolished. He also informed the Board that, after demolition, the sites would be left clear for redevelopment.

Interim Executive Director's Report (cont'd)

Ms. Simpson and Mr. Lex responded to questions and comments from the Board. He expressed concern about the five (5) remaining occupied row homes located in Lanning Square development site (Block 185). Ms. Simpson informed the Board that the Redeveloper designated for the Site, per Agreement, will implement a plan for relocation of three owner-occupied households and, after completing the relocations, demolish the remaining structures at its cost. She noted two (2) of the occupied properties will not be acquired by the Redeveloper and are not within the plan for development of the site.

Chairman Leonard thanked Mr. Lex for his help and time.

Redevelopment Project Presentations:

None.

Resolutions for Review and Action

06-08-22A Resolution Authorizing an Agreement with Camden County One-Stop/WorkFirst New Jersey to Participate in the Community Work Experience Program (CWEP)

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

Nays: **Abstentions:**

Comments: Ms. Simpson provided an overview of the program and summary about the program which

has been in effect for more than 11 years under the supervision of Ms. Rhodes. It helps participants gain work experience and prepares them to return the workforce. During the period of the pandemic, participants

have not been available. However, mandatory participation, reportedly, will resume July 2022.

Mr. Leonard expressed appreciation for the program and stated he hopes it will continue, because it supports a lot of people who need help getting back on their feet.

06-08-22B Resolution Authorizing an Application for and Acceptance of a Grant from the New Jersey Hazardous Discharge Site Remediation Fund in an Amount Not to Exceed \$54,765.32 for Environmental Assessment and Investigation for Certain Property Known as Block 331, Lots: 41, 46, 48, 49, 50, 52-65, 67, 75, 80, 86, 87, 89, 113, 114, and Block 324, Lots 4, 7-11, 14-20, 26-34, 39-41 of the City of Camden Tax Map

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

Nays: **Abstentions:**

Comments: Ms. Simpson noted that this Resolution was revised by N.J. Department of Environmental

Protection to identify properties affected by the dumped soil material.

06-08-22C Resolution Authorizing the Acceptance of a Supplemental Grant from the U.S. Environmental Protection Agency Brownfields Revolving Loan Fund in an Amount Not to Exceed \$3,500,000.00 for Remediation Purposes

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

Nays: **Abstentions:**

Comments: This Resolution follows an earlier report regarding a pending EPA grant application. CRA

was successful in securing an EPA investment of over \$5 million during the course of the Brownfields RLF

Program. This Resolution seeks authorization to accept the new RLF supplemental grant funds and to enter

into a new agreement with EPA. A significant change in the RLF program is the removal of any match or cost share funding requirements.

Resolutions for Review and Action (cont'd)

06-08-22D Resolution Authorizing a Professional Service Agreement with J. McHale & Associates, Inc. for Appraisal Services for the Proposed Sale of Certain Property Designated as Block 1300, Lots 68 – 70 of the City of Camden Tax Map for an Amount Not to Exceed \$3,000.00

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

Nays: **Abstentions:** DD

Comments: Ms. Simpson identified J. McHale and Associates Inc. as the vendor for appraisal services

at a cost not to exceed \$3,000.00. CRA is required to obtain a fair market value appraisal for three (3) CRA

owned properties, which will be conveyed to Parkside Business & Community in Partnership (PBCIP) under the terms of a Redevelopment Agreement. A solicitation was issued for price quotes to the CRA prequalified list of appraisers. McHale submitted the only proposal, which was responsive, with reasonable

costs, and an acceptable delivery timeframe.

06-08-22E Resolution Authorizing a Shared Services Agreement with the County of Camden Improvement Authority for the Demolition of Certain Properties in Block 185 and Block 1395 of the City of Camden Tax Map

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

Nays: **Abstentions:**

Comments: See discussion during Interim Executive Director's Report. No additional comments or questions.

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

Commissioner Maria Sharma made a motion to adjourn the meeting; it was seconded by Commissioner Jose Javier Ramos and affirmed via Roll Call vote by all Commissioners. The meeting ended at approximately 6:35 PM.