The Board of Commissioners of the City of Camden Redevelopment Agency held a Special Meeting on Tuesday, December 19, 2023 via tele-/videoconference.

Chairperson Ian Leonard called the meeting to order at 4:30 PM. Board Clerk Donna Arthur-Pettigrew called roll.

Present: Ian Leonard, Derek Davis, Christopher Collins, Maria Sharma, Tasha Gainey-

Humphrey, and Jose Javier Ramos

Absent: Gilbert Harden, Sr.

Attendees: Olivette Simpson, Mark Asselta, Donna Arthur-Pettigrew, CRA, Jack Layne, DCA

Moniter, Digesh Patel, Managing Director and Matthew Daly, Director, Mercadien,

P.C.

Ms. Arthur-Pettigrew 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: N/A

Motion: Ayes:

Nays: Abstentions:

Comments:

Interim Executive Director's Report

Date of Meeting: N/A

Motion: Ayes:

Nays: Abstentions:

Comments:

Redevelopment Project Presentations

None.

Resolutions for Review and Action

12-19-23A Resolution Accepting the Annual Audits of the City of Camden Redevelopment

Agency For The Fiscal Years Ending December 31, 2022 and December 31, 2021, as

Prepared by Mercadien, P.C.

Motion: MS, TGH Ayes: IL, MS, DD, CC, TGH, JJR

Nays: Abstentions:

Comments: Ms. Simpson introduced Digest Patel and Matthew Daly, principals of Mercadien, PC, attending the Meeting to present the audit results for FYE December 31, 2022 and December 31, 2021. Mr. Patel thanked the CRA for their assistance and cooperation during the Audit. He stated the firm's issuance of an unmodified opinion of the CRA's financial statements. He also stated a Finding was issued as the books and records were not closed out timely. Mr. Patel recommended updating the Agency's finance operations manuels to be consistent with current GAAP policies; updating end of year close out procedures; and evaluating/updating the current accounting system to better conform with current GAAP accounting. Mr. Patel stated the audit process was a team effort by the CRA's Executive Director, Finance Director and staff; and he enjoyed working with the Agency.

Resolutions for Review and Action cont'd

12-19-23B Resolution Certifying that Each Member of the City of Camden Redevelopment

Agency Board of Commissioners Has Personally Reviewed the Fiscal Years Ending

December 31, 2022 and December 31, 2021 Annual Audit Report

Motion: MS, TGH Ayes: IL, MS, DD, CC, TGH, JJR

Nays: Abstentions:

Comments: Ms. Simpson stated that the certifications by Board Commissioners are required for the

Division of Local Government Services (DLGS). There were no other comments or questions.

12-19-23C Resolution Adopting the City of Camden Redevelopment Agency Budget for the

Fiscal Year January 1, 2023 to December 31, 2023

Motion: MS, JJR Ayes: IL, MS, DD, CC, TGH, JJR

Nays: Abstentions:

Comments: Ms. Simpson stated DLGS has accepted and approved CRA's Fiscal Year Ending

December 31, 2023 Budget for adoption. There were no other comments or questions.

12-19-23D Resolution Authorizing an Amendment to Resolution 04-12-23B for a Shared Services

Agreement with the City of Camden for the Management of a U.S. Environmental Protection Agency Brownfields Revolving Loan Fund Sub-Grant for the

Environmental Remediation of the Former Reliable Tire Site Designated as

Block 1302, Lot 1 of the City of Camden Tax Map

Motion: TGH, JJR Ayes: IL, DD, TGH, JJR Nays: Abstentions: MS, CC

Comments: Mr. Asselta advised Commissioners Sharma and Collins to abstain from the vote due to a conflict. Ms. Simpson stated that this Resolution was added to Agenda for the board's consideration. CRA entered into a Shared Services Agreement with the City (for CRA on behalf of the City) to take actions associated with the remediation of the former Reliable Tire Site. This resolution is to amend the Agreement to reflect the increase in the CRA's US EPA sub-grant award to the City for these purposes. There were no other comments or questions.

12-19-23E Resolution Amending Resolution 04-12-23C to Authorize an Increase in a Sub-Grant from \$274,203.00 to \$500,000.00 to the City of Camden from the U.S. Environmental Protection Agency Brownfields Revolving Loan Fund for the Environmental

Remediation of Block 1302, Lot 1 of the City of Camden Tax Map

Motion: DD, TGH Ayes: IL, DD, TGH, JJR
Navs: Abstentions: MS, CC

Comments: Ms. Simpson stated that due to lack of a voting quorum at the December Regular Meeting, this Resolution was added to the Special Meeting Agenda. Mr. Asselta also advised Commissioners Sharma and Collins to abstain from the vote due to conflict. There were no other comments or questions.

Resolutions for Review and Action cont'd

12-19-23F Resolution Authorizing a Professional Services Agreement with TRC Environmental

> Corporation to Provide Licensed Site Remediation Professional Services and other Environmental Services for the Sale of 726 Kaighn Avenue Designated as Block 405,

Lot 1 of the City of Camden Tax Map for an Amount Not to Exceed \$4,437.00

Motion: Ayes: Navs: **Abstentions:**

Comments: Ms. Simpson stated that due to lack of a voting quorum at the December Regular Meeting, this Resolution was added to the Special Meeting Agenda. Mr. Asselta also advised Commissioners Sharma and Collins to abstain from the vote due to conflict. Commissioner Gainey-Humphrey also was advised to abstain from the vote as she is employed by KIPP School (the prospective purchaser of the 7th & Kaighn property). There were no other comments or questions.

Resolution Authorizing an Application for and Acceptance of a Grant from New 12-19-23G

> Jersey Hazardous Discharge Site Remediation Fund in an Amount Not to Exceed \$652,742.50 for Environmental Assessment and Investigation of Certain Properties in the Federal Street Corridor Designated as Block 116, Lot 15; Block 1181 Lot 1; Block 1182, Lots 5 & 21; Block 1208, Lot 4 and Block 1210, Lot 1 of the City of

Camden Tax Map

Aves: IL, MS, DD, CC, TGH, JJR **Motion: CC, TGH**

Nays: **Abstentions:**

Comments: Ms. Simpson informed the Board of this grant award from the New Jersey Hazardous Discharge Site Remediation Fund for assessment and investigation of the city-owned properties along the Federal Street Corridor. There were no other comments or questions.

Public Comments

None.

Old Business

Action has not been taken regarding Resolutions 03-09-22 E & F.

New Business

Ms. Simpson wished everyone and Merry Christmas and Happy New Year and stated we have more exciting things in the New Year that will be discussed during January's meeting.

Executive Session

None.

Chairperson's Remarks and Observations

Mr. Leonard wished everyone happy holidays and how he's looking forward to next year and stated this was one of his best year's here as a Commissioner and thanked everyone for all of their hard work. Ms. Simpson thanked the CRA staff for all of their hard work and the entire team. She also welcomed Director Jones to the team. Everyone gave happy holiday wishes to one another.

Adjournment

Commissioner Gainey Humphrey made a motion to adjourn the meeting, which was seconded by Commissioner Ramos and affirmed with a Roll Call vote by all Commissioners. This meeting ended at approximately 4:55 PM.