

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Regular Monthly Meeting on Wednesday, May 10, 2023** via tele-/videoconference.

Chairperson Ian Leonard called the meeting to order at 6:03 PM. Board Clerk Donna Arthur-Pettigrew called roll.

Present: Ian Leonard, Maria Sharma, Derek Davis, Christopher Collins, Gilbert Harden Sr., Tasha Gainey-Humphrey, and Jose Javier Ramos,

Absent:

Attendees: Olivette Simpson, Mark Asselta, Donna Arthur-Pettigrew, Sulena Robinson-Rivera, and Robert Quevedo-Rodriguez, CRA, and Jack Layne, DCA, Melody Johnson-Williams, Executive Director, Chuck Valentine, Director of Modernization and Development, Housing Authority City of Camden (HACC), Johnathan Compton, Executive Director of Center for Environmental Transformation, (CFET)

Ms. Donna 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: April 5 and 12, 2023
Motion: MS, CC **Ayes:** IL, MS, CC, GH, TGH
Nays: **Abstentions:**
Comments:

Interim Executive Director's Report

Date of Meeting: May 3 and 10, 2023
Motion: MS, CC **Ayes:** IL, MS, CC, GH, TGH, JR
Nays: **Abstentions:**

Comments: Ms. Simpson stated her report was provided as part of the presentations at the Caucus Meeting, consisting of remarks from the Housing Authority of City of Camden (HACC) and Center for Environmental Transformation (CFET). Ms. Simpson reported all Annual Financial Disclosures were filed and thanked the Commissioners for their compliance.

Redevelopment Project Presentations

None.

Resolutions for Review and Action

The resolutions below were presented for consideration.

05-10-23A **Resolution Authorizing a Contract with The Ambient Group, LLC for Contaminated Soil Removal Services at the Southern Block of the Yaffa Site Designated as Block 331 of the City of Camden Tax Map for an Amount Not to Exceed \$4,164,630.00**

Motion: MS, CC **Ayes:** IL, MS, CC, GH, JR
Nays: **Abstentions:** TGH

Comments: There were no comments or questions.

Resolutions for Review and Action (cont'd)

05-10-23B Resolution Authorizing a Professional Services Agreement with TTI Environmental, Inc. for Environmental and Licensed Site Remediation Professional (LSRP) Services at the Former Knox Gelatin / Meadows II Tract Site Designated as Block 746, Lot 46 of the City of Camden Tax Map for an Amount Not to Exceed \$78,926.10

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

05-10-23C Resolution Authorizing a Professional Services Agreement with D&B Engineers and Architects of New Jersey, P.C. for Environmental Services for Well Repairs at the Cramer Hill Waterfront Park (formerly known as the Harrison Avenue Landfill) Designated as Block 809, Lots 7 and 13 of the City of Camden Tax Map for an Amount Not to Exceed \$68,761.20

Motion: MS, CC **Ayes:** IL, MS, DD, CC, GH, TGH, JR

Nays: **Abstentions:**

Comments: There were no comments or questions.

05-10-23D Resolution Authorizing a Shared Services Agreement with the City of Camden for the City of Camden Redevelopment Agency to Serve as the City's Agent for Property Acquisition for the Construction of Low- Moderate Income Housing and to Accept Title to the Property from the City of Camden

Motion: GH, TGH **Ayes:** IL, DD, GH, TGH, JR

Nays: **Abstentions:**

Comments: Due to the conflict of interest stemming from their roles in City government, Board Counsel Mark Asselta advised Commissioners Sharma and Collins to abstain from voting on resolutions of this type. There were no other comments or questions.

05-10-23E Resolution Authorizing an Agreement with Center for Environmental Transformation, an Environmental Justice & Urban Farming Non Profit, for the Sale of Certain Property Designated as Block 480, Lot 38 of the City of Camden Tax Map and Located in the Waterfront South Neighborhood

Motion: MS, TGH **Ayes:** IL, MS, DD, CC, GH, TGH

Nays: **Abstentions:**

Comments: There were no comments or questions.

NOTE: No response heard from Commissioner Ramos

05-10-23F Resolution Authorizing a Professional Services Agreement with Brownfields Redevelopment Solutions, Inc. to Provide Environmental Management Services on an Hourly Rate Basis for a Total Amount Not to Exceed \$250,000.00

Motion: MS, GH **Ayes:** IL, MS, DD, CC, GH, TGH, JR

Nays: **Abstentions:**

Comments: There were no comments or questions.

05-10-23G Resolution Authorizing a Pre-Qualified List of Appraisal Companies for the Camden Redevelopment Agency for a Period of One-Year

Motion: MS, TGH **Ayes:** IL, MS, DD, CC, GH, TGH, JR

Nays: **Abstentions:**

Comments: Ms. Simpson informed the board two proposals were received by the RFQ deadline; including J. McHale & Associates, Inc. and Steven Bartelt, MAI. There were no comments or questions.

Resolutions for Review and Action (cont'd)

05-10-23H Resolution Authorizing a Pre-Qualified List of Title Companies for the Camden Redevelopment Agency for a Period of One-Year

Motion: MS, TGH **Ayes:** IL, MS, DD, CC, GH, TGH, JR

Nays: **Abstentions:**

Comments: Ms. Simpson informed the board that three proposals were received; ACW Abstract, LLC, Title America Agency Corp., and Collegiate Title Corp. Ms. Gainey Humphrey asked if this is an ongoing list, or will they be put on the list for a year and then the list is closed.

Ms. Simpson stated that the RFQ was advertised in the Courier Post on April 18th and the deadline for proposals was May 8. It is intended that the list be effective from May 8, 2023 to April 30, 2024. The pre-qualified list would be effective for one year; however, if needed an RFP may be issued for a scope of work outside of the current list.

There were no other comments or questions.

Public Comments

Ms. Simpson asked Mr. Valentine (HACC) and Mr. Compton (CFET) if they had any comments.

Mr. Valentine thanked the CRA and Commissioners and expressed the appreciation of the HACC.

Mr. Compton thanked the Commissioners for allowing his organization to acquire the property in South Camden. He also gave Ms. Robinson-Rivera a very special thank you for all of her assistance in navigating the process.

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 Sharma made a motion to adjourn the meeting, which was seconded by Commissioner Harden and affirmed with a Roll Call vote by all Commissioners. This meeting ended at approximately 6:21 PM.