

The Board of Commissioners of the City of Camden Redevelopment Agency held a **Regular Meeting on Wednesday, July 10, 2024**, via tele-/videoconference.

Chairman Ian Leonard called the meeting to order at 6:02 PM. Board Clerk Donna Arthur-Pettigrew called roll.

Present: Ian Leonard, Maria Sharma, Christopher Collins, Derek Davis, Gilbert Harden, Sr.
Absent: Jose Javier Ramos and Tasha Gainey-Humphrey
Attendees: Olivette Simpson, Mark Asselta, Sulena Robinson-Rivera, Donna Arthur-Pettigrew, CRA, Jack Layne, DCA Monitor, Michele Christina, BRS, Joyce Coleman, New Mickle Baptist Church/Lanning Square Resident, Brett Wiltsey, Esq., Counsel for City of Camden Parking Authority, Bill Silverstein, GEI Consultants.

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: June 5 and 12, 2024
Motion: MS, GH **Ayes:** IL, MS, DD, CC, GH
Nays: **Abstentions:**
Comments: Mr. Leonard verified that everyone had a chance to review the Minutes and asked if there were any questions. There were none.

Interim Executive Director's Report

Date of Meeting: July 10, 2024
Motion: MS, CC **Ayes:** IL, MS, DD, CC, GH
Nays: **Abstentions:**
Comments: Ms. Simpson discussed with the board the brownfield grant awards received from NJ DEP and U.S. EPA for the Federal Street Corridor as announced at the June 2024 Meeting. She informed the board companion Resolutions A-F were presented to recommend contracts be awarded for required LSRP and environmental services for the Federal Corridor sites. Specially, the NJ Hazardous Discharge Site Remediation Fund and U.S. EPA brownfield grants will cover remedial activities at seven (7) targeted publicly owned sites and move forward potential clean-up and productive reuse of these strategic locations. She informed members Ms. Christina from BRS, Inc. was present to assist in responding to questions.

Ms. Simpson asked Chairperson Leonard to hear Resolution 07-10-2024 out of order.

Redevelopment Project Presentations

None.

Resolutions for Review and Action

The resolutions below were presented for consideration.

07-10-24I Resolution Authorizing a Lease of Block 155, Lots 42-47, 50-52, 54-56, and 62-70 to the City of Camden Parking Authority for Temporary Public Parking

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

Nays: **Abstentions:** IL

Comments: Ms. Simpson provided the board with a summary discussion, reflecting on the necessity for this action. CRA owns several vacant lots in the 3rd Street and Benson Street area of Block 155. Lanning

Square residents of the area have repeatedly expressed security, lighting, and maintenance concerns. The Mayor in consideration of alleviating these negative impacts on the community coupled with the city's need to meet the demand for additional parking for nearby waterfront and concert events, requested CRA work with PACC. She emphasized that the resolution authorizes the temporary lease of certain CRA owned lots in Block 155 to PACC. CRA and PACC met with the leadership of the neighborhood on June 26, 2024 prior to this board meeting.

Mr. Wiltsey (attorney for PACC) re-stated the lease of CRA owned parcels is only an interim plan based on a short-term agreement to meet the parking demand and promote good stewardship of these area lots for the Lanning Square neighborhood. PACC will install improvements that include temporary lighting and fencing. Space when not in use will be available for lease by PACC to the community.

Ms. Coleman, representing an adjacent property owner – the New Mickle Baptist Church, spoke stating the short-term lease of these properties is a good partnership with the CRA, PACC and the neighborhood. She thanked the CRA and PACC for helping to enhance the neighborhood and its quality of life.

07-10-24A Resolution Authorizing a Professional Services Agreement with BL Companies for Environmental and Licensed Site Remediation Professional Services for the Borden Chemical Site Designated as Block 1184, Lot 5 of the City of Camden Tax Map in an Amount Not to Exceed \$43,320.00

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

Nays: **Abstentions:**

Comments: Ms. Simpson asked the board to recall the CRA was awarded two brownfield grants, totaling \$1.1 million for the assessment and investigation of the seven (7) sites along the Federal Street Corridor. She stated it has taken two years to secure the funding to jump start clean-up of the Corridor sites.

Ms. Christina stated the two major grants target the sites (1) NJ HDSRF financing for the assessment/investigation of the sites (2) US EPA Grant for redevelopment planning and remediation. CRA also secured a brownfield clean up grant for the City's Borden Chemical site, which is the subject of this resolution. The remaining three companion resolutions will be funded by the NJ HDSRF grant. Ms. Christina informed the board awarding several rather than one contract was done to consider the cost and scheduling efficiencies for site clean-up, allowing a competitive process for several contractors to bid on separate sites and subsequently (based on contract awards), undertake work at same time.

Ms. Simpson asked the board to consider the Federal Street Corridor is over 11.7 acres of which 43% is publicly owned and the subject of heavy past industrial uses. We can do something impactful for the area in concert with other infrastructure improvements by the City and County that are underway along the Federal Street Corridor.

07-10-24B Resolution Authorizing a Professional Services Agreement with TRC Environmental Corporation for Environmental and Licensed Site Remediation Professional Services for the Former Port-a-Pot Site Designated as Block 1182, Lots 5 & 21 of the City of Camden Tax Map in an Amount Not to Exceed \$93,841.00

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

Resolutions for Review and Action cont'd

07-10-24C Resolution Authorizing a Professional Services Agreement with H2M Associates, Inc. for Environmental and Licensed Site Remediation Professional Services for the Former RMH Automotive Site Designated as Block 1208, Lot 4 of the City of Camden Tax Map in an Amount Not to Exceed \$256,380.00

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

07-10-24D Resolution Authorizing a Professional Services Agreement with D&B Engineers and Architects of New Jersey, P.C. for Environmental and Licensed Site Remediation Professional Services for Certain Properties in the Federal Street Corridor Designated as Block 116, Lot 15; Block 1181, Lot 1; and Block 1210, Lot 1 of the City of Camden Tax Map in an Amount Not to Exceed \$233,628.00

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

07-10-24E Resolution Authorizing a Memorandum of Understanding with the New Jersey Department of Environmental Protection for the Federal Street Brownfield Development Area

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

Nays: **Abstentions:**

Comments: Ms. Simpson provided a brief background, regarding CRA's application to NJDEP for expansion of the Cramer Hill Brownfield Development Area (BDA) to the Federal Street Corridor. A rationale approach leading to beneficial reuses for these contaminated sites requires a BDA designation to bring state focus, resources, and dollars to this critical work. NJ DEP denied the BDA expansion application but encouraged CRA to apply for a separate BDA designation for Federal Street. A Memorandum of Understanding (MOU) between DEP, CRA and a Steering Committee of various Marlton area stakeholders, is a NJ DEP requirement.

Ms. Christina added without a BDA designation there will be no State (HDRSF) funding to assist with site's clean-up for reuse.

07-10-24F Resolution of Support for the Federal Street Brownfields Development Area (BDA) Project

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

Nays: **Abstentions:**

Comments: Ms. Christina informed the Board the NJ DEP's BDA application process requires a resolution of support from the Agency.

07-10-24G Resolution Authorizing a Pre-Qualified List of Environmental and Engineering Firms to Provide Professional Environmental Services for 2024-2025

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

Nays: **Abstentions:**

Comments: Ms. Simpson reported this Resolution establishes a list of 17 firms pre-qualified for environmental and engineering work relating to the CRA's brownfield programs. Pricing and work proposals will be presented for the board's approval prior to the award of any contracts.

Resolutions for Review and Action cont'd

07-10-24H Resolution Authorizing an Agreement with Camden County One-Stop/WorkFirst New Jersey to Participate in the Community Work Experience Program (CWEP)

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

Nays: **Abstentions:**

Comments: Ms. Simpson provided an overview of the program, which has been under the supervision of Carla Rhodes. The Program offers participants the opportunity to gain work experience and prepares them to return to the workforce.

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

Mr. Leonard called to adjourn the meeting and Commissioners by voice vote affirmed. This meeting ended at approximately 6:38 PM.