

The Board of Commissioners of the City of Camden Redevelopment Agency **held a Special Meeting on Wednesday, March 20, 2024** via tele-/videoconference.

Chairman Ian Leonard called the meeting to order at 5:00 PM. Board Clerk Donna Arthur-Pettigrew called roll.

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

Absent: Maria Sharma

Attendees: Olivette Simpson, Mark Asselta, Glynn Jones, Donna Arthur-Pettigrew, CRA, Digesh Patel and Matthew Daly, 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.

*Note: Commissioner Gainey-Humphrey joined the Meeting at 5:05

Review of Minutes

Date of Meeting: February 7 and 22, 2024

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

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: March 6 and 20, 2024

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

Nays: **Abstentions:**

Comments: Ms. Simpson recognized Mr. Valentine for his accomplishments during his 20 plus years as the Director of Modernization for the Housing Authority of the City of Camden and a consummate partner of the CRA. Mr. Valentine was passionate as to the notion that a decent place to live is a basic human right. This was realized by his efforts in securing more than \$175 million in competitive U.S. Department of Housing & Urban Development awards for the CHOICE Neighborhood Initiative, Neighborhood Stabilization Program 2, Public Housing Capital Fund Competitive Grant (of the American Recovery and Reinvestment Act), HOPE IV developments and redeveloping more than 2,000 public housing residences. For this body of work and effort we recognize Mr. Valentine and best wishes on his retirement.

Ms. Simpson updated the Board as to work at the Yaffa Site, which is nearing completion (estimated 76,000 tons of soil removed and disposed of off-site). Ms. Simpson thanked the Board for its leadership, staff, and BRS in tackling this work.

Ms. Simpson also acknowledges Mr. Digesh Patel and Mr. Matthew Daly, principals from Mercadien, P.C., who are present to review the audit report for the Harrison Avenue Landfill Escrow Accounts.

Redevelopment Project Presentations

None.

Resolutions for Review and Action

The resolutions below were presented for consideration.

03-20-24A Resolution Recognizing the Distinguished Service of Charles Valentine with the Housing Authority of the City of Camden

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

Nays: Abstentions:

Comments: There were no comments or questions.

03-20-24B Resolution Authorizing a Professional Services Agreement with CME Associates to Provide Environmental Services for Air Emissions Permit Compliance in Connection with 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 \$51,233.60

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

Nays: Abstentions:

Comments: There were no comments or questions.

03-20-24C Resolution Authorizing a Professional Services Agreement with TRC Environmental Corporation to provide Environmental and Licensed Site Remediation Professional (LSRP) Services for the Robert B. Johnson Park Site Designated as Block 520, Lot 26, Block 522, Lot 9 (partial), and Block 523, Lot 13 of the City of Camden Tax Map for an Amount Not to Exceed \$ 90,034.00

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

Nays: Abstentions:

Comments: There were no comments or questions.

03-20-24D Resolution Authorizing a Professional Services Agreement with Montrose Environmental Solutions, Inc. to Provide Environmental and Licensed Site Remediation Professional (LSRP) Services for Certain Property in Block 331, Lots 41, 46, 48, 49, 50, 52, 54-65, 67, 75, 80, 86, 87, 89, 113, and 114 of the City of Camden Tax Map for an Amount Not to Exceed \$113,194.31

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

Nays: Abstentions:

Comments: There were no comments or questions.

03-20-24E Resolution Authorizing a Change Order to a Contract with The Ambient Group, LLC for the Remediation of Excess of Soils for Elijah Perry Park Site at the NE Corner of Ferry and Phillip Streets (Block 544, Lot 1 of the City of Camden Tax Map) for an Amount Not to Exceed \$730.92

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

Nays: Abstentions:

Comments: There were no comments or questions.

Resolutions for Review and Action cont'd

03-20-24F Resolution Accepting the Audit Report of the Harrison Avenue Landfill Closure Escrow Fund Accounts for the Period from October 1, 2022 to September 30, 2023 Prepared by Mercadien, P.C.

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

Nays: Abstentions:

Comments: Ms. Simpson introduced Digesh Patel and Matthew Daly from Mercadien, P.C. Mr. Patel informed the board of the audit report findings of an unmodified opinion, indicating no issues were found.

03-20-24G Resolution authorizing a Cash Management Plan for the City of Camden Redevelopment Agency for January 1, 2024 to December 31, 2024

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

Nays: Abstentions:

Comments: There were no comments or questions.

03-20-24H Resolution Terminating an Agreement of Sale with Urban Development Partners, LLC for the Sale of 1251 Chase Street (Block 1354 Lot 38 of the City of Camden Tax Map) and Authorizing a Quit Claim Deed for the Property to Nathaniel Tarrant and Gregory McClain to Settle Pending Litigation

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

Nays: Abstentions:

Comments: There were no 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

Mr. Collins moved to adjourn the meeting, which was seconded by Mr. Davis and affirmed with a Roll Call vote by all Commissioners. This meeting ended at approximately 5:20 PM.

Note: Commissioner Gainey-Humphrey departed at approximately 5:15 PM.