

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Monthly Caucus on Wednesday, March 6, 2024** via tele-/videoconference.

Chairman Ian Leonard called the meeting to order at 6:01 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, Glynn Jones, Donna Arthur-Pettigrew, CRA,

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 6:20 PM.

### Review of Minutes

**Date of Meeting:** February 7 and 22, 2024

**Motion:** Ayes:

**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 13, 2024

**Motion:** Ayes:

**Nays:** Abstentions:

**Comments:** Ms. Simpson deferred her report until the regular meeting.

### Redevelopment Project Presentations

None.

### Resolutions for Review and Action

The resolutions below were presented for consideration.

**03-13-24A** Resolution Recognizing the Distinguished Service of Charles Valentine with the Housing Authority of the City of Camden

**Motion:** Ayes:

**Nays:** Abstentions:

**Comments:** Ms. Simpson deferred her comments to the Regular Meeting.

**Resolutions for Review and Action cont'd**

**03-13-24B**      **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:**            **Ayes:**

**Nays:**             **Abstentions:**

**Comments:**      Ms. Simpson informed the board of the NJ DEP's Title V Emissions permit requirement for the annual inspection of the gas venting system at the Cramer Hill Waterfront Park. A Request for Pricing (RFP) was issued to the CRA's contractor pool, and CME Associates responded with a price proposal found to be the most responsive based upon pricing and site-specific knowledge.

**03-13-24C**      **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:**            **Ayes:**

**Nays:**             **Abstentions:**

**Comments:**      Ms. Simpson informed the board more than \$3.5 million has been secured for remediation of Johnson Park. Actions are delayed for design and construction plans for park improvements, which will be undertaken by the County. TRC, the current LSRP at the Site, was solicited to provide a price proposal for a contract for the term of one (1) year and environmental remedial activities.

**03-13-24D**      **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:**            **Ayes:**

**Nays:**             **Abstentions:**

**Comments:**      Ms. Simpson stated there is a need for services of a Licensed Site Remediation Professional for the term of one (1) additional year. Montrose, the current LSRP, has the most knowledge of this complex site and to avoid unnecessary costs, was solicited to provide a price proposal (which will include assessment and investigation of the sub-surface post-soil removal). The soil pile removal and disposal is estimated to be substantially complete by mid-April 2024.

**03-13-24E**      **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:**            **Ayes:**

**Nays:**             **Abstentions:**

**Comments:**      Ms. Simpson informed the board this change order is presented due to the removal of soil tonnage which exceeds the original contract amount.

**Resolutions for Review and Action cont'd**

**03-13-24F**      **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:**        **Ayes:**

**Nays:**            **Abstentions:**

**Comments:**    Ms. Simpson informed the board the audit report of the Harrison Avenue Landfill Closure Escrow Fund Accounts is presented for the board's review as prepared by Mercadien. Mercadien will be present at the Regular Meeting to respond to questions and concerns of the board.

**03-13-24G**      **Resolution authorizing a Cash Management Plan for the City of Camden Redevelopment Agency for January 1, 2024 to December 31, 2024**

**Motion:**        **Ayes:**

**Nays:**            **Abstentions:**

**Comments:**    Mr. Jones informed the board that this is required every year to disclose cash management of our banking institutions.

**03-13-24H**      **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:**        **Ayes:**

**Nays:**            **Abstentions:**

**Comments:**    Mr. Asselta informed the board of pending litigation for 1251 Chase Street (Block 1354, Lot 38), which was acquired pursuant to the Vacant and Abandoned Properties Act, and thereafter, conveyed to by the City to CRA. A Quiet Title is pending in court and the terms of a settlement agreement proposed. The property is included within a redevelopment agreement. CRA cannot deliver good title, and seeks to amend the redevelopment agreement to remove this property, and thereafter, settle pending litigation.

**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**

Ms. Sharma moved to adjourn the meeting, which was seconded by Mr. Harden and affirmed with a Roll Call vote by all Commissioners. This meeting ended at approximately 6:23 PM.