

**Minutes of June 7, 2023
Monthly Caucus**

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Monthly Caucus on Wednesday, June 7, 2023** via tele-/videoconference.

Chairperson Ian Leonard called the meeting to order at 6:00 PM. Board Clerk Donna Arthur-Pettigrew called roll.

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

Absent:

Attendees: Olivette Simpson, Mark Asselta, Donna Arthur-Pettigrew, and Robert Quevedo-Rodriguez, CRA, Jack Layne, DCA and Chuck Valentine, Director of Modernization and Development, Housing Authority of the City of Camden (HACC).

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: May 3 and 10, 2023

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: June 7 and 14, 2023

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson announced that the U. S. Environmental Protection Agency (EPA) awarded the City of Camden a \$1 million Brownfield Cleanup Grant for the Judge Robert B Johnson Park. She invited the Commissioners to a press event to announce the grant award on Monday June 12th at 10:30 AM. Representatives from U.S. Environmental Protection Agency and the New Jersey Department of Environmental Protection will be in attendance. Additional details will be forthcoming.

Ms. Simpson stated Resolution 06-14-23A seeks to designate the Housing Authority of the City of Camden (HACC) as the Redeveloper for the additional 78-units of low and moderate-income housing for the Ablett Village CNI Grant Program. Pursuant to the resolutions and agreements, the HACC, among other things, will be obligated to pay the acquisition cost of all properties and other reasonable costs and fees in connection with the condemnation process to assemble the necessary land.

Redevelopment Project Presentations

None

Resolutions for Review and Action

The resolutions below were presented for consideration.

06-14-23A **Resolution Designating the Housing Authority of the City of Camden as the Redeveloper of Certain Land in Blocks 818, 822, and 814 of the City of Camden Tax Map Located in the Cramer Hill Redevelopment Area and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper for the Construction of Low and Moderate Income Housing on Such Property**

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Ms. Simpson stated this resolution was introduced as part of the Interim Executive Director's report.

06-14-23B **Resolution Amending Resolution 05-10-2023 that Authorized 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 and Moderate Income Housing and to Accept Title to the Property from the City as Needed for this Redevelopment Project to Add an Omitted Property**

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Ms. Simpson stated this resolution is a companion resolution for Resolutions 06-14-23A, which was introduced as part of the Interim Executive Director's Report. There were no comments or questions.

06-14-23C **Resolution Authorizing a Professional Services Agreement with J. McHale & Associates, Inc. for Appraisal Services in an Amount not to Exceed \$24,400.00 for Certain Property Designated as Block 818, Lots 16, 17, 30, 31, 49, 51, and 57 and Block 822, Lot 35 of the Camden City Tax Map for the Construction of Low and Moderate Income Housing**

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Ms. Simpson stated this resolution is a companion resolution for Resolutions 06-14-23A and Resolution 06-14-23B. A Request for Pricing was issued to the Agency's Pre-Qualified List of Appraisers. Price proposals are due on June 8 at 2 PM and the most responsive proposal will be submitted prior to the Regular Meeting.

06-14-23D **Resolution Authorizing a Professional Services Agreement with Marmero Law, LLC for Legal Services Relating to Agreements with the Housing Authority of the City of Camden for Redevelopment of Certain Land Designated as Blocks 818, 822, and 814 of the City of Camden Tax Map for the Construction of Low and Moderate Income Housing on Such Property for an Amount Not to Exceed \$7,500.00**

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Ms. Simpson stated CRA's General Counsel has a conflict. A Request for Pricing was issued to the CRA's Pre-Qualified List of Attorneys. Price proposals are due on June 8 at 2 PM and the most responsive proposal will be submitted prior to the Regular Meeting.

Resolutions for Review and Action (cont'd)

06-14-23E **Resolution Amending Resolution 07-13-22D that Authorized a Shared Services Agreement with the City of Camden for Affirmative Action Officer Services and Compliance Officer Services to Extend the Term of the Agreement by One Year**

Motion:

Ayes:

Nays:

Abstentions:

Comments: Ms. Simpson informed the Board a Shared Services Agreement with the City for these services has been renewed for consecutive years and that this resolution is for continued services. Mr. Collins asked if the same person held both positions and Ms. Simpson stated yes.

06-14-23F **Resolution Authorizing an Agreement with Camden County One-Stop/WorkFirst New Jersey to Participate in the Community Work Experience Program (CWEP)**

Motion:

Ayes:

Nays:

Abstentions:

Comments: Ms. Simpson stated the CRA has participated in the County One Stop/Workfirst NJ Program Community Work Experience Program for over ten years. Activity under the Program was curtailed due to the pandemic and now the Program has been re-activated. In response to questions, Ms. Simpson reported that the Program is beneficial because it prepares participants for the work environment, involves mature adults over 20, and County Case Managers assist in finding job placements during their placement at the CRA.

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

Commissioner Sharma made a motion to adjourn the meeting, which was seconded by Commissioner Gainey-Humphrey and affirmed with a Roll Call vote by all Commissioners. This meeting ended at approximately 6:22 PM.