

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Monthly Caucus on Wednesday, April 7 2021** via teleconference.

Vice Chairperson Ian Leonard called the meeting to order at approximately 6:05 PM. Interim Board Clerk Carla Rhodes called roll.

Present: Gilbert Harden, Jr., Ian K. Leonard, Jose Javier Ramos, and Maria Sharma
Absent: Marilyn Torres AND Derek Davis
Attendees: Olivette Simpson, Mark Asselta, Carla Rhodes, Donna Arthur-Pettigrew, and Sulena Robinson-Rivera, CRA; David Thomas, Vice President-Industrial Development, Matrix Development Group, Liz Gabor, Vice President-Development, The Goldenberg Group (aka Camden Renaissance Associates, LLC), and Kevin Sheehan, Esq., Parker & McCay.

Ms. Rhodes advised the Board that pursuant to the requirements of the Open Public Meetings Act, adequate notice(s) had been posted in the Courier-Post, the Philadelphia Inquirer, and the Office of the City Clerk.

Review of Minutes

Dates of Meeting: March 3 and March 10, 2021

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

Interim Executive Director's Report

Date of Meeting: March 3 and March 10, 2021

Motion: Ayes:

Nays: Abstentions:

Comments: Interim Executive Director Olivette Simpson provided a few remarks. Ms. Simpson reported to the Board that the Housing Authority and City of Camden application is one of five national finalists for the \$35 million U.S. Department of Housing & Urban Development. The application with a focus on redevelopment of Ablett Village and the surrounding neighborhood presents a transformational opportunity for Cramer Hill. Vice Chair Leonard remarked this is great news for the City.

Redevelopment Project Presentations:

None.

Resolutions for Review and Action to be taken at the Regular Board Meeting

04-14-21A **Resolution Authorizing a Fourth Amendment to the Amended and Restated Redevelopment Agreement between the City of Camden Redevelopment Agency and Camden Renaissance Associates, LLC for the Redevelopment Project Located in the Admiral Wilson North Redevelopment Area**

Motion: **Ayes:**
Nays: **Abstentions:**

Comments: Ms. Simpson deferred to Mark Asselta. Mr. Asselta stated this Resolution makes the necessary amendments to the Redevelopment Agreement, so it will conform with the Project as fully designed, which will allow for construction of a warehouse and to market to tenants as end users.

04-14-21B **Resolution Authorizing the Acceptance of the Reconveyance of Block 1208, Lot 4 of the City of Camden Tax Map from the City of Camden for the Redevelopment Project Located in the Admiral Wilson North Redevelopment Area**

Motion: **Ayes:**
Nays: **Abstentions:**

Comments: Mr. Asselta stated the CRA once owned this property but it has now reverted back to the City. The property is needed for the build-out of the Admiral Wilson project. The City will reconvey the property to CRA, and CRA, in turn, will convey the property to the Redeveloper. The City introduced an ordinance at its May meeting for this purpose.

04-14-21C **Resolution Authorizing the Acquisition of Block 1220, Lot 57 of the City of Camden Tax Map by Negotiation or Use of the Eminent Domain Power if Necessary for the Redevelopment Project Located in the Admiral Wilson North Redevelopment Area**

Motion: **Ayes:**
Nays: **Abstentions:**

Comments: Mr. Asselta advised the Commissioners the Redeveloper's current title company's searches revealed that the City did not acquire Lot 57 through a tax foreclosure action. Negotiations will now go forward with the identified property owner. In the event these negotiations are unsuccessful, CRA will seek to acquire Lot 57 by use of eminent domain power. The costs associated with this action will be assumed by the City or Redeveloper. Ms. Simpson asked the Commissioners to contact her or Mr. Asselta should they have questions, regarding Resolutions A, B, or C.

04-14-21D **Resolution Amending Resolution 11-18-20G which Authorized an Application for and Acceptance of a Grant from the New Jersey Hazardous Discharge Site Remediation Fund in an Amount Not to Exceed \$139,412 for Dominick Andujar Park (Block 12, Lots 1, 3-9, 18-21; and Block 14, Lots 29-35, 37) to Correct an Error in the Remediation Program For the Use of Funds**

Motion: **Ayes:**
Nays: **Abstentions:**

Comments: Ms. Simpson stated this Resolution corrects an error in the funding program activities identified in the prior action. NJEDA requires the correction from the remedial action to remedial investigation activities for which the funds were awarded.

04-14-21E **Resolution Authorizing a Professional Services Agreement with TTI Environmental, Inc. to Provide Environmental and Licensed Site Remediation Professional (LSRP) Services in Connection with the Former Knox Gelatin / Meadows II Tract Site Designated as Block 746, Lots p/o 17, p/o18, p/o 25, 26 & 46 on the City of Camden Tax Map for an Amount Not to Exceed \$81,790.50**

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Ms. Simpson stated the Resolution covers remediation of the five-acre Knox Gelatin Site in North Camden. A request for pricing was put out to CRA's Prequalified List of environmental firms, and TTI Environmental Inc. proposal was evaluated as the most responsive to the solicitation.

Commissioner Sharma inquired about contaminants found. Ms. Simpson responded the site was contaminated by historic fill and several hot spots, which given the City's industrial past finding such contaminants was not uncommon. Ms. Sharma expressed concern regarding the adverse impact of moving contaminated soil in and about residential areas. Ms. Simpson responded that the NJDEP and USEPA standards were prescribed and regulated involving the removal of contaminated soil and those regulations required were included in the solicitation. The contractor will be monitored to assure that the regulations are followed. CRA's oversight of other sites requiring similar activities, included the ABC Barrel and Harrison Avenue sites were accomplished successfully. Ms. Sharma requested a list of environmental issues at the site. Ms. Simpson agreed to provide the list prior to the Regular Monthly Meeting.

04-14-21F **Resolution Authorizing the Removal of Johanna S. Conyer from the List of Authorized Signatories for the Agency's Accounts held at PNC Bank and U.S. Bank**

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Ms. Simpson stated that this Resolution follows Ms. Conyer's resignation as Finance Director for the CRA.

Public Comments

None.

Old Business

None.

New Business

None.

Executive Session

Chairperson's Remarks and Observations

None.

Adjournment

Ms. Sharma made a motion to adjourn the meeting, which was seconded by Mr. Harden and affirmed via voice vote by all Commissioners. The meeting ended at approximately 6:24 PM.