

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Monthly Caucus on Wednesday, November 2, 2022** via tele-/videoconference.

Chairperson Ian Leonard called the meeting to order at 6:00 PM. Interim Board Clerk Carla Rhodes called roll.

Present: Ian Leonard, Maria Sharma, Derek Davis, Christopher Collins, Gilbert Harden, Sr., and Tasha Gainey-Humphrey

Absent: Jose Javier Ramos

Attendees: Olivette Simpson, Mark Asselta, Carla Rhodes, Donna Arthur-Pettigrew, Sulena Robinson-Rivera, and Robert Quevedo-Rodriguez, CRA, and Jack Layne, DCA

Ms. Rhodes 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: October 5 and 12, 2022

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: November 2, 2022

Comments: Interim Executive Director Olivette Simpson provided updates for several projects:

- 1800 Davis Street and Lanning Square Demolitions lead by CCIA
- Coriell Institute for Medical Research/New Headquarters in the Gateway Redevelopment Area
- Michaels Development/New Construction/Market-Rate Sales Housing at the ABC Barrel Site
- Urban Development Partners/Mixed-Income Rental Housing in Lanning Square

The Commissioners also were invited to participate in activities relating to priority projects:

- Coriell Institute for Medical Research @ Gateway Redevelopment Area Meeting with Parkside Business and Community in Partnership—Wednesday, November 9 @ 6 PM
- Michaels Development/ABC Barrel Project Meeting with Cooper Grant Neighborhood Association—End of November 2022

**Note: Commissioners Christopher Collins and Tasha Gainey-Humphrey arrived during this portion of the meeting.*

Redevelopment Project Presentations

None.

Resolutions for Review and Action

The resolutions below were presented for consideration.

11-09-22A Resolution Authorizing an Amendment to a Professional Services Agreement with TTI Environmental (TTI) for Additional Remedial Investigation Services at the Former Reliable Tire Site Designated as Block 1302, Lot 1 on the City of Camden Tax Map for an Amount Not to Exceed \$13,170.00

Motion:

Ayes:

Nays:

Abstentions:

Comments: Ms. Simpson informed the Commissioners that remediation at this Site has been ongoing since 2020. TTI, the LSRP, determined based on conditions that additional sampling at the Site is required for compliance with NJ DEP technical regulations. A Cost Proposal was requested and provided by TTI. The initial contract was procured in a competitive, fair and open process.

11-09-22B Resolution Authorizing a Professional Services Agreement with TRC Environmental Corporation to Provide Licensed Site Remediation Professional Services and Other Environmental Services at 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 \$99,995.00

Motion:

Ayes:

Nays:

Abstentions:

Comments:

Ms. Simpson reported to the Commissioners that even though remedial activities are winding down at the Park Site, the CRA obligations for remediation of the Cramer Hill Waterfront Park Site are continuing. For example, monitoring deep ground water contamination by installing temporary and permanent wells in the neighborhood outside of the Park site. TRC has provided LSRP and environmental services at the Park site; and the need continues for these services. A Proposal was requested and provided by TRC for LSRP and related environmental services for an additional 12-month period. This Resolution seeks the authorization of a non-fair and open contract, which was originally procured in a competitive, fair and open process. Grant funds secured for the Park site's remediation remain in place and the LSRP and related services are eligible costs.

11-09-22C Resolution Amending Resolution 03-09-22C to Authorize a Change Order in an Amount Not to Exceed \$12,384.00 to a Professional Services Agreement with Montrose Environmental for Environmental and Licensed Site Remediation Professional (LSRP) Services for Certain Property in Block 331 and Block 324 of the City of Camden Tax Map

Motion:

Ayes:

Nays:

Abstentions:

Comments: Ms. Simpson discussed with the Commissioners that Montrose, the LSRP, discovered 15 drums at the Yaffa Site in poor condition. The contents of these drums require characterization prior to their removal and disposal off-site. A Cost Proposal for the change order was requested and secured from Montrose. This Resolution seeks authorization approving a Change Order to the Montrose Contract in the amount of \$12,384.00 to cover the cost of characterization of the drum contents. The preparation and a bid solicitation will be issued thereafter. This is an eligible cost under a Shared Services Agreement with the City.

Resolutions for Review and Action (cont'd)

11-09-22D **Resolution Authorizing a Subgrant to the City of Camden in the Amount of \$152,462.00 from the U.S. Environmental Protection Agency Brownfields Revolving Loan Fund for the Remediation of the Elijah Perry Park Owned by the City of Camden and Designated as Block 544, Lot 1 on the City of Camden Tax Map**

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

Ms. Simpson reported to the Commissioners that this Resolution is a companion to several approved by the Board for the remediation of Elijah Perry Park. The estimated total remediation cost for the Park is \$1.2 million. This Resolution seeks authorization of an EPA Revolving Loan Fund (RLF) subgrant to the City, which will complete the funding required for the Park's remediation. In advance of the Regular Monthly Meeting, CRA's Finance Committee will review and make a recommendation for consideration by the Board.

11-09-22E **Resolution Amending Resolution 03-11-20A to Reduce the Amount of the Loan from the U.S. Environmental Protection Agency Brownfields Revolving Loan Fund to the City of Camden Redevelopment Agency for the Environmental Cleanup of the Camden Laboratories Site from \$611,307.75 to \$47,375.75**

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

Comments: Ms. Simpson provided background on typical uses of the EPA Revolving Loan Funds (RLF), including as "bridge" funds to make timely payments to contractors when disbursements from the State HDSRF program are routinely delayed. A bridge loan for HDSRF funds was in place for the Camden Labs remediation project. Costs for this project were substantially less than anticipated. The approval of this Resolutions will permit de-obligated RLF funds to be made available for other Brownfield Project Sites.

This Site became part of the Whitman Park Athletic Field; expanding the park from four- to eight-acres.

11-09-22F **Resolution Ratifying a Memorandum of Agreement and Authorizing a Collective Bargaining Agreement with the United Food and Commercial Workers Union Local 1360, Representing the Administrative Staff of the City of Camden Redevelopment Agency**

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

Comments: Ms. Simpson informed the Commissioners that Resolutions F and G are companion Resolutions. Both will be reviewed by CRA's Finance Committee in advance of the Regular Monthly Meeting and additional details will be provided for consideration by the Board.

Resolutions for Review and Action (cont'd)

11-09-22G **Resolution Ratifying a Memorandum of Agreement and Authorizing a Collective Bargaining Agreement with the United Food and Commercial Workers Union Local 1360, Representing the Clerical Staff of the City of Camden Redevelopment Agency**

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

Comments: This is the companion to Resolution F. Board Counsel Mark Asselta advised the Commissioners it would be appropriate to have an Executive Session to review details.

Public Comments

None.

Old Business

Action has not been taken regarding Resolutions 03-09-22 E & F.

New Business

None.

Executive Session

Mr. Leonard announced that there will be an Executive Session during the Regular Monthly Meeting on November 9, 2022.

Chairperson's Remarks and Observations

None.

Adjournment

Commissioner Maria Sharma made a motion to adjourn the meeting, which was seconded by Commissioner Christopher Collins and affirmed with a Roll Call vote by all Commissioners. This meeting ended at approximately 6:43 PM.