

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Regular Monthly Meeting on Wednesday, October 13, 2021** via teleconference.

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

Present: Ian Leonard, Derek Davis*, Gilbert Harden, Jr., Jose Javier Ramos, and Maria Sharma

Absent: Marilyn Torres

Attendees: Olivette Simpson, Mark Asselta, Carla Rhodes, Donna Arthur-Pettigrew, and Sulena Robinson-Rivera, CRA; Jack Layne, DCA; Philip Borst, Principal, Scungio Boarst & Associates and Kevin Sheehan, Esq. for Millennial Partners; Craig Sawyer and Trevor Vaughn of Urban Development Partners; Joyce Coleman, Danielle XXX, Lanning Square Resident, and Dr. Susan Stukes, Lanning Square Residents' Association

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: September 1 and September 8, 2021

Motion: GH, MS **Ayes:** IL, GH, JR, MS

Nays: **Abstentions:**

Comments: There were no comments or questions.

Interim Executive Director's Report

Date of Meeting: October 13, 2021

Motion: JR, GH **Ayes:** IL, GH, JR, MS

Nays: **Abstentions:**

Comments: The previously provided report stands.

Redevelopment Project Presentations:

None.

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

10-13-21A Resolution Authorizing an Extension of Time to Permit 418 Federal Partners GSGZ, LLC, the Assignee of Millennial Partners, LLC, to Complete the Construction of Improvements for the Property Designated as Block 170, Lot 40 (formerly Block 170, Lots 40 & 61) of the City of Camden Tax Map

Motion: MS, GH **Ayes:** IL, GH, JR, MS

Nays: **Abstentions:**

Comments: There were no comments or questions.

Resolutions for Review and Action to be Taken at the Regular Board Meeting (cont'd)

10-13-21B Resolution Authorizing an Amendment to Resolution 11-18-20B that Designated Urban Development Partners L.L.C. as the Redeveloper of Block 185, Lots 2, 3, 7, 8, 9, 11, 12, 14 -30 of the City of Camden Tax Map to Amend the Number of Units for the Project

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

Nays: **Abstentions:**

Comments: Board Counsel Mark Asselta advised that this Resolution increases the number of units; but it will not affect the number of affordable units. He also noted a clerical error in the title. It has been corrected.

There were no additional comments or questions.

**Note: Commissioner Derek Davis arrived during this portion of the meeting.*

10-13-21C Resolution Authorizing a Professional Services Agreement with J. McHale & Associates, Inc., for Appraisal Services for the Proposed Sale of Property Designated as Block 185, Lots 2, 3, 7, 8, 9, 11, 12, 14 – 30 of the City of Camden Tax Map in the Lanning Square Neighborhood for an Amount Not to Exceed \$6,500.00

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

10-13-21D 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 \$99,962.00

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

10-13-21E Resolution Authorizing an Amendment to Resolution No.: 11-18-20C to Extend the Term of a Professional Services Agreement with Greenbaum Rowe Smith & Davis, LLP for Legal Services Related to an Agreement with The Salvation Army for Submission of a Joint Title V Operating Permit Application and the Permanent Operation and Monitoring of the Landfill Gas Passive Venting Systems at the Former Harrison Avenue Landfill

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

Nays: **Abstentions:**

Comments: There no additional comments or questions.

Resolutions for Review and Action to be Taken at the Regular Board Meeting (cont'd)

10-13-21F **Resolution Authorizing an Operations Transfer Agreement for the Cramer Hill Waterfront Park (formerly known as the Harrison Avenue Landfill) Designated as Block 809, Lots 7 & 13 on the Camden City Tax Map**

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

Nays: **Abstentions:** MS

Comments: This Resolution was added to the agenda following the Caucus of October 6, 2021. The New Jersey Department of Environmental Protection (NJDEP) will be relinquishing operations and allowing for the public opening of the Cramer Hill Waterfront Park on October 26, 2021. While Camden Redevelopment Agency (CRA) is the property owner, CRA will not operate or maintain the Park site. The County of Camden has the desire and capacity to operate and maintain the Park. CRA is requesting authorization to proceed in this manner while the CRA will continue to address the remaining environmental issues at the site. Mr. Asselta advised that, since this Resolution involves the City of Camden, Commissioner Maria Sharma is to abstain.

There were no additional comments or questions.

10-13-21G **Resolution Authorizing an Application for and Acceptance of a Grant from the New Jersey Hazardous Discharge Site Remediation Fund in an Amount Not to Exceed \$91,146 for Remedial Investigation at the Former CWS Industries Site Known as 726 Kaighns Avenue (Block 405, Lot 1 of the City of Camden Tax Map)**

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

Nays: **Abstentions:**

Comments: Camden Redevelopment Agency received a grant, which requires authorization to accept by the Board of Commissioners. There were no additional comments or questions.

Public Comments

None.

Old Business

None.

New Business

None.

Executive Session

None.

Chairperson's Remarks and Observations

None.

Adjournment

Commissioner Jose Javier Ramos made a motion to adjourn the meeting, which was seconded by Commissioner Sharma and affirmed via Roll Call vote by all Commissioners. The meeting ended at approximately 6:21 PM.