

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

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

**Present:** Maria Sharma, Derek Davis, Gilbert Harden, Sr., and Jose Javier Ramos  
**Absent:** Ian K. Leonard and Marilyn Torres  
**Attendees:** Olivette Simpson, Mark Asselta, Carla Rhodes, Donna Arthur-Pettigrew, Sulena Robinson-Rivera, and Robert Quevedo-Rodriguez, CRA; Jack Layne, DCA; Digesh Patel, Principal and Matt Daley, Manager, Mercadien; Nicholas Cangelosi, Vice President, The Michaels Organization, and William Silverstein of GEI Consultants

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:** January 5 and January 12, 2022

**Motion:** Ayes:

**Nays:** Abstentions:

**Comments:** There were no comments or questions.

### Interim Executive Director's Report

**Date of Meeting:** February 2, 2022

**Comments:** In addition to the written report Interim Executive Director Olivette Simpson provided prior to this meeting, the verbal report will be submitted at the Regular Monthly Meeting of February 9, 2022. Ms. Simpson also noted the impending correction of a clerical error, which appears on the agenda; specifically, deletion of item IV-Election of Officers. Additionally, she was joined by representatives of Mercadien and deferred to them in order to permit a report of the FYE December 31, 2020 Audit to proceed.

### Redevelopment Project Presentations:

Mr. Nicholas Cangelosi of the Michaels Organization provided an update on a 2019 presentation for the 1800 Davis Street Project. Previously, this \$18 million transformation effort had been aligned with the Clement T. Branch Village and Mt. Ephraim CHOICE Neighborhood Initiatives grant. The project was not funded under the CNI grant. In the new proposed development plan, MDC in partnership with Virtua Health plan a fifty-unit mixed-use age restricted housing and healthcare project. Funding sources will include the New Jersey Home Mortgage Finance Agency (NJHMFA) and Virtua Health providing \$4 million and a NJHMFA match of \$4 million, \$1 million in supportive housing trust funds, and tax credit equity. This development plans for a federally qualified health center and medical offices on the ground level with four residential floors above. Healthcare will be accessible by the entire neighborhood. Because of its location adjacent to PATCO's Ferry Street Station, this Project is in close proximity to major markets like Atlantic City, Philadelphia, and Trenton. Other amenities include nearby Whitman Park at which Camden County is currently making \$4 million in improvements. The proposed timeline assumes a construction start in early-2023. Governor Murphy also recently introduced the Hospital Partnership Program, which allows cities and world-class medical organizations to transform neighborhoods through creative collaborations.

Commissioner Gilbert Harden asked if the Project Site is located on the same street as the Charles Brim School. Ms. Simpson affirmatively replied. Ms. Sharma provided additional background. There were no further comments or questions.

**Resolutions for Review and Action**

**02-09-22A**      **Resolution Authorizing an Amendment to a Redevelopment Agreement with 1800 Davis Associates, LLC or its Permitted Assigns for a Redevelopment Project on Block 1395, Lot 39 on the City of Camden Tax Map**

**Motion:**                      **Ayes:**

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

**Comments:**      See discussion above. There were no further comments or questions.

**02-09-22B**      **Resolution Authorizing an Amendment to Resolution 08-12-20C to Extend the Term of a Professional Services Agreement with TTI Environmental to Provide Environmental Services in Connection with the Former Reliable Tire Site Designated as Block 1302, Lot 1 on the City of Camden Tax Map.**

**Motion:**                      **Ayes:**

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

**Comments:**      Ms. Simpson stated that the extension will permit completion of the work at the Former Reliable Tire Site, including removal of five (5) tanks discovered during the assessment phase. DEP will not cover tank removal and disposal as eligible costs under the existing assessment grant. TTI will proceed with assessment activities under this contract without a contract increase. A HDRSF supplemental application will be submitted to the state to cover the tank removal and disposal.

There were no further comments or questions.

**02-09-22C**      **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 on the City of Camden Tax Map for an Amount Not to Exceed \$68,651.00**

**Motion:**                      **Ayes:**

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

**Comments:**      Ms. Simpson stated that CME participated in a competitive pricing solicitation directed to CRA's list of pre-qualified environmental firms and was determined to be the most responsive to the solicitation. The firm will be paid through existing DEP and HDRSF monies. The duration of the contract will be one (1) year.

There were no further comments or questions.

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

**02-09-22D**      **Resolution Authorizing a Professional Services Agreement with TRC Environmental Corporation (TRC) to Provide Environmental and Licensed Site Remediation Professional (LSRP) Services in Connection with the Northern Portion of the Dominick Andujar Park Site Designated as Block 12, Lots 1, 3-9, and 18-21 on the City of Camden Tax Map for an Amount Not to Exceed \$72,363.60**

**Motion:**                      **Ayes:**

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

**Comments:**      Authorization is sought for a new contract to meet DEP requirements for additional assessment work and completing required remediation at the site. It was discovered that product had leaked from a tank (to be removed) into the soil and possible ground water. As such, additional remedial activities are required at the site. A pricing solicitation was issued to TRC as the LSRP of record and for environmental services for the added scope of work.

**02-09-22E Resolution Accepting the Annual Audit of the City of Camden Redevelopment Agency for the FYE December 31, 2020, as Prepared by Mercadien, P.C.**

**Motion:**

**Ayes:**

**Nays:**

**Abstentions:**

**Comments:** Mr. Patel presented a summary of the Audit Report.

CRA received an Unmodified Opinion (the highest level opinion); no findings as to non-compliance with laws, regulations, contracts, and agreements. One Finding as to internal control over financial reporting. Mr. Patel noted the challenges due to staff turnover, resulting in their recommendations for corrective action to be taken by incorporating in the Finance Policies and Procedures Manual details for accountability and internal control based on best practice guidance.

There were no comments or questions.

Ms. Simpson encouraged Commissioners to submit questions in writing during the review period.

**02-09-22F Resolution Certifying that Each Member of the City of Camden Redevelopment Agency Board of Commissioners Has Personally Reviewed the FYE 2020 Annual Audit Report**

**Motion:**

**Ayes:**

**Nays:**

**Abstentions:**

**Comments:** There were no comments or questions.

**Public Comments**

William (Bill) Silverstein of GEI Consultants commented on Resolution C. He asked for an account of the number of Respondents and stated his bid was 50% lower than the contract amount published in the Resolution. He also asked Commissioners to consider why it was essential to maintain the current provider despite the price differential. Ms. Simpson indicated that she would contact him directly for additional information and to respond to GEI's inquiry ([wsilverstein@geiconsultants.com](mailto:wsilverstein@geiconsultants.com)).

**Old Business**

None.

**New Business**

None.

**Executive Session**

None.

**Chairperson's Remarks and Observations**

Ms. Sharma thanked Mr. Silverstein for his inquiry relating to Resolution C, which seeks to provide authorization for environmental services agreement for air emissions permit compliance in connection with the Cramer Hill Waterfront Park.

**Adjournment**

Mr. Harden made a motion to adjourn the meeting, which was seconded by Commissioner Jose Javier Ramos, and affirmed via Roll Call vote by all Commissioners. The meeting ended at approximately 6:37 PM.