

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Regular Monthly Meeting on Wednesday, February 9, 2022** via tele-/videoconference.

Chairman 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*, Gilbert Harden, Sr., and Jose Javier Ramos
Absent: 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, Michaels Development, 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: JR, MS **Ayes:** IL, MS, DD, GH, JR

Nays: **Abstentions:**

Comments: There were no comments or questions.

**Note: Commissioner Derek Davis arrived at this meeting during this vote.*

Interim Executive Director's Report

Date of Meeting: February 9, 2022

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

Nays: **Abstentions:**

Comments: In addition to the written and verbal reports Interim Executive Director Olivette Simpson provided prior to this meeting, she announced the establishment of New Jersey Economic Development Authority's Brownfield Impact Fund. Similar to CRA's EPA Brownfield Revolving Loan Fund, the NJEDA program will serve as a state-wide resource for legacy industrial cities to address contaminated sites. This is also a means of advancing social justice in such legacy industrial cities, such as Camden. Ms. Simpson also briefly discussed CRA's long history of performance in the area of brownfields clean-up, with several projects currently underway, nearly 100 acres cleaned-up, and over \$40 million invested in remediation efforts.

Redevelopment Project Presentations:

None.

Executive Session

Board Counsel Mark Asselta advised that an Executive Session concerning contract matters pertaining to Resolution C would precede review and action on resolutions. He asked Commissioners to advise of any potential conflicts. Mr. Leonard acknowledged his role as a Political Director for IBEW and its contractual relationship with CME. Mr. Asselta stated that any activity that may create the appearance of a conflict of interest may be considered cause for non-participation and affected commissioners should abstain.

Executive Session (cont'd)

Mr. Leonard turned the meeting over to Vice Chairman Maria Sharma. Ms. Sharma called for a motion to enter into Executive Session. This was made by Commissioner Gilbert Harden and seconded by Commissioner Jose Javier Ramos. The Executive Session commenced at approximately 6:15 PM.

On a motion made by Mr. Ramos and seconded by Mr. Harden at approximately 6:24 PM, the Executive Session ended.

Mr. Asselta noted for the record that Commissioners were released to Breakout Rooms prematurely and the Executive Session began without a vote to convene. At the outset of the Executive Session, the vote was taken and affirmed by all.

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

Nays: Abstentions:

Comments: There were no 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: MS, JR Ayes: IL, MS, DD, GH, JR

Nays: Abstentions:

Comments: There were no 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: JR, MS Ayes: MS, DD, GH, JR

Nays: Abstentions: IL

Comments: There were no comments or questions.

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

Nays: Abstentions:

Comments: There were no comments or questions.

