

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Monthly Caucus on Wednesday, April 5, 2023** via tele-/videoconference.

Chairperson Ian Leonard called the meeting to order at 6:05 PM. Board Clerk Donna Arthur-Pettigrew called roll.

Present: Ian Leonard, Derek Davis, Christopher Collins, Gilbert Harden Sr., Tasha Gainey-Humphrey, and Jose Javier Ramos

Absent: Maria Sharma

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

Ms. Arthur-Pettigrew 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: March 1, 8, and 15, 2023

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: April 5, 2023

Motion: Ayes:

Nays: Abstentions:

Comments: Interim Executive Director Olivette Simpson deferred her report until the Regular Meeting.

Redevelopment Project Presentations

None.

Resolutions for Review and Action

The resolutions below were presented for consideration.

04-12-23A Resolution Authorizing a Professional Services Agreement with TRC Environmental Corporation to Provide Environmental and Licensed Site Remediation Professional Services for a Portion of the Dominick Andujar Park Site Designated as Block 12, Lots 1, 3-9, and 18-21 of the City of Camden Tax Map in an Amount Not to Exceed \$68,251.00

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson stated TRC has provided LSRP services at the Dominick Andujar Park since 2021 and the professional services agreement will expire shortly. The initial contract with TRC for LSRP and environmental services was procured in a competitive 'fair and open' process. The solicitation for continued services was procured in a non-fair and open process via a request for pricing. TRC submitted a cost proposal for \$68,251.00.

Resolutions for Review and Action (cont'd)

04-12-23B **Resolution Authorizing a Shared Services Agreement with the City of Camden for the Management of a U.S. Environmental Protection Agency Brownfields Revolving Loan Fund Sub-Grant for the Environmental Remediation of the Former Reliable Tire Site Designated as Block 1302, Lot 1 of the City of Camden Tax Map in the Gateway Redevelopment Area**

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

Comments: Ms. Simpson noted three resolutions were presented to the Board and this Resolution would authorize entry into a Shared Services Agreement with the City for CRA to provide environmental services for oversight of the remedial activities at the site; including the removal of five underground storage tanks and three “hot spot” contaminated soil areas.

04-12-23C **Resolution Authorizing an Amendment to Resolution 03-09-22F to Increase the Amount of the Sub-grant Award to the City of Camden from the U.S. Environmental Protection Agency Brownfields Revolving Loan Fund from \$118,525.00 to \$274,203.00 for the Environmental Remediation of the Former Reliable Tire Site Designated as Block 1302, Lot 1 in the Gateway Redevelopment Area**

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

Comments: Ms. Simpson informed the board that a Sub-grant to the City was previously approved in the amount of \$118,525.00 to address the underground storage tanks. An increase in the sub-grant is necessary to remediate three areas of contaminated soils. The additional scope of work would total \$155,678.00, increasing the overall contract to \$274,203.00 to complete the remediation.

04-12-23D **Resolution Authorizing a Professional Services Agreement with TTI Environmental to Provide Environmental and Licensed Site Remediation Professional Services for the Former Reliable Tire Site Designated as Block 1302, Lot 1 of the City of Camden Tax Map for an Amount Not to Exceed \$50,583.00**

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

Comments: Ms. Simpson reported that TTI Environmental through a professional services agreement has provided LSRP and environmental consulting services at the former Reliable Tire Site since 2021. The initial contract with TTI for such services was procured in a competitive ‘fair and open’ process. The solicitation for continued services was procured in a non-fair and open process by way of a request for pricing. TTI submitted a cost proposal for \$50,583.00.

04-12-23E **Resolution Authorizing an Amendment to Resolution 03-09-22C to Extend the Term of a Professional Services Agreement with Montrose Environmental for Environmental and Licensed Site Remediation Professional Services for Certain Property in Blocks 331 and Block 324 of the City of Camden Tax Map for an Amount Not to Exceed \$130,435.00**

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

Comments: Ms. Simpson stated this Resolution is to authorize an extension of time for a professional services agreement with Montrose, providing LSRP and environmental consulting services for the Yaffa Site.

Resolutions for Review and Action (cont'd)

04-12-23F Resolution Authorizing a Contract with The Ambient Group, LLC for the Environmental Remediation of the Elijah Perry Park Site Located at the NE Corner of Ferry and Phillip Streets and Designated as Block 544, Lot 1 of the City of Camden Tax Map for an Amount Not to Exceed \$572,988.00

Motion: Ayes:
Nays: Abstentions:

Comments: Ms. Simpson informed the board an Invitation for Bid was issued on February 24, 2023 and three bid proposals were received. The lowest responsive bid was submitted by The Ambient Group, LLC, in the amount of \$572,988.00. There are brownfield grants in place from NJ Hazardous Discharge Site Remediation (HDSRF) Program and US Environmental Protection Agency Revolving Loan Funds (RLF).

A discussion followed after several concerns by were pointed up by the board, namely, the timeline for completion of the remediation, project costs, and disposal of the contaminated soil material to an appropriate facility. Ms. Simpson responded; the bid specifications require the selected contractor to identify the disposal facility outside of the City, and among other things, to provide various plans – a work plan, traffic, and safety operations plan all of which will be accessible on CRA’s website. Ms. Simpson will follow up by sending to the board additional details for the project prior to the Regular Meeting.

04-12-23G Resolution Authorizing an Amendment to Resolution 03-09-22A for a Shared Services Agreement with the City of Camden for the Management of Funding and Environmental Services for Certain Property in Blocks 331 and 324 of the City of Camden Tax Map Located within the Bergen Square Neighborhood

Motion: Ayes:
Nays: Abstentions:

Comments: Ms. Simpson reported an amendment is necessary to the Shared Services Agreement with the City enabling CRA to act as the City’s agent for remediation activities and to secure environmental grants for the Yaffa Dirt Pile Site. Mayor Carstarphen committed funds to remove the 70,000-ton dirt pile and City Council adopted a resolution at its April Meeting approving the use of funds for these purposes.

A status of the project was discussed; currently 15 drums and contents and two smaller piles of soil material were removed from the site and disposed of outside of the City. Only one complaint was received by the surrounding community. An Invitation for Bids to remove the remaining soil piles is due April 18, 2023.

Ms. Simpson reminded the Board that the site was used as junkyard/landfill for over 100 years, and Phase II work is contemplated. In Phase II, after the contaminated soil material is removed and disposed of, further environmental assessment and investigation will be necessary. The LSRP would determine the scope to meet and remain in compliance with applicable regulations and cost of that work. Grants and/or other brownfield funds would have to be secured for this work, and more than likely from the NJ DEP and the US EPA.

Resolutions for Review and Action (cont'd)

04-12-23H Resolution Authorizing the Acceptance of Property from the City of Camden Designated as Block 177, Lot 65 of the City of Camden Tax Map and Located within the Lanning Square Redevelopment Area

Motion: **Ayes:**
Nays: **Abstentions:**
Comments: Ms. Simpson stated this City owned property in the Block 177 is part of the site assembly for the Cooper Health Systems' Ronald McDonald Relocation Project.

04-12-23I Resolution Authorizing a Further Extension of a Leave of Absence from Employment with the City of Camden Redevelopment Agency for Vincent Basara

Motion: **Ayes:**
Nays: **Abstentions:**
Comments: Ms. Simpson advised that Mr. Basara has been on leave from CRA since 2014 and is currently engaged by the City as the Director of Communications. The State requires authorization of this leave of absence on an annual basis. Ms. Simpson stated CRA is not responsible for his current salary.

Public Comments

None.

Old Business

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

New Business

None.

Executive Session

None.

Chairperson's Remarks and Observations

None.

Adjournment

Mr. Collins made a motion to adjourn the meeting, which was seconded by Mr. Ramos and affirmed with a Roll Call vote by all Commissioners. This meeting ended at approximately 6:35 PM.