

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Monthly Caucus on Wednesday, February 1, 2023** via tele-/videoconference.

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

Present: Maria Sharma, Derek Davis, Christopher Collins, Gilbert Harden, Sr., Tasha Gainey-Humphrey, and Jose Javier Ramos
Absent: Ian Leonard
Attendees: Olivette Simpson, Mark Asselta, Carla Rhodes, Donna Arthur-Pettigrew, and Sulena Robinson-Rivera; CRA, Jack Layne, DCA; Louis Bezich, The Cooper Health System and Andy Bush, and Kevin Sheehan, Esq., Parker McKay, and Shanika Adkins, Cheryl Chandler, and LaShae Wall

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 4 and 11, 2023

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Sharma 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: February 1, 2023

Comments: Interim Executive Director Olivette Simpson announced there would be a Redevelopment Presentation supporting the proposed redevelopment of Block 177 and the Ronald McDonald House Relocation Project (to the Lanning Square neighborhood). She introduced Louis Bezich-Senior Vice President and Chief Administrative Officer for The Cooper Health System, Kevin Sheehan, Esq. of Parker McKay, and Andy Bush of The Cooper Health System.

Redevelopment Project Presentations

After comments by Mr. Sheehan, Mr. Bezich lead the presentation. He noted in concert and with the full support of Ronald McDonald House of Southern New Jersey's Board of Directors and Administration, Cooper Health System seeks to expand its operations in a manner that will require relocation of the facility that has served more than 28,000 families with children who have been treated at nearby hospitals for critical illnesses or traumatic injuries since 1998. Cooper is seeking designation as Redeveloper of Block 177, excluding the El Centro Day Care site. The project proposal is to relocate Ronald McDonald House from its current location adjacent to Cooper's present Camden Campus to Block 177, which is roughly one block away (in the Cooper Plaza neighborhood).

Plans were further discussed for a \$2 billion investment in the expansion of Cooper's Camden Campus with environmentally sustainable facilities—including emerging technologies and innovations—and expanding education and teaching space.

The City of Camden is the owner of one of the sixteen lots that comprises the Redevelopment Site. This is proposed to be transferred to CRA and, then, sold to the Redeveloper for fair-market value as determined by appraisal. Additionally, CRA is the owner or is in the process of acquiring several lots in the Redevelopment Site and these lots are proposed to be sold to the Redeveloper for fair-market value or recent

Resolutions for Review and Action (cont'd)

Commissioner Christopher Collins sought to confirm the location of this project. Mmes. Christina and Simpson informed the Commissioners that this property—Radio Lofts/Building 8—is located at Front and Cooper Streets. They also assured the Board the Pennoni firm has extensive environmental and data on the site, so that EPA grant funds for the site may be utilized prior to the March 31, 2023 expiration deadline.

Mr. Asselta noted that, although this property is in litigation with the prior redeveloper, CRA can proceed with this additional remediation effort with any without prejudice.

02-08-23C Resolution Authorizing a Professional Services Agreement with XXX to Provide Drum Removal and Disposal Services for the Yaffa Site (Block 331 and Block 324 on the City of Camden Tax Map) for an Amount Not to Exceed XXX

Motion:

Ayes:

Nays:

Abstentions:

Comments: Ms. Simpson provided the Board with background on this resolution, noting Montrose Environmental Solutions, Inc. provided the only response to CRA’s issuance of a request for pricing. This solicitation was issued to CRA’s 2022-2023 Pre-Qualified List of Environmental Contractor Firms. Ms. Christina presented diagrams to assist in defining the scope of work. Commissioner Collins inquired about when the drums will be disposed of and Ms. Christina responded as soon as feasible to do so. The Board was further informed that the disposal of the drum contents will occur in compliance with all Federal and State Regulations at a facility outside the City, which is licensed to receive these contents.

02-08-23D Resolution Authorizing a Contract with The Ambient Group LLC to Provide Contaminated Soil Removal Services for the Yaffa Site Located at 619-635 Chestnut Street, Camden, New Jersey (Block 324 on the City of Camden Tax Map) for an Amount Not to Exceed \$209,160.00

Motion:

Ayes:

Nays:

Abstentions:

Comments: Ms. Simpson reported that The Ambient Group was the lowest of three (3) bidders responding to CRA’s Invitation for Bid to remove contaminated soil pile material from the Yaffa Site (Northern site). Ms. Christina presented diagrams and outlined the series removal process for soil piles designated as A, B, and C at the Yaffa site. The piles are distinguished by the types of contaminants; with A being the most urgent for removal, while B and C contain solid waste materials (i.e., bricks, concrete, tires) that require separation prior to disposal. Soil Pile A’s removal is scheduled to commence in April 2023. The larger piles with heavier contaminants will require longer for removal. She noted that the bid for the larger soil pile is being prepared. Soil Piles B and C will be removed at the same time; and completion is expected by the end of 2023.

A discussion proceeded and Ms. Christina responded to questions raised. She reassured the Board that the soil material will be properly disposed of at a licensed facility outside of the City.

NOTE: A public meeting was held at Chestnut Street UAME Church on January 17, 2023 to provide residents with details about this project.

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

Ms. Sharma remarked this meeting was very informative and thanked the Commissioners for engaging in the discussion.

Adjournment

Mr. Collins moved to adjourn the meeting; this motion was seconded by Commissioner Jose Javier Ramos and affirmed with a Voice Vote by all Commissioners. This meeting ended at approximately 6:40 PM.