

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Monthly Caucus on Wednesday, August 7, 2024** via tele-/videoconference.

Vice Chairperson Maria Sharma called the meeting to order at 6:00 PM. Board Clerk Donna Arthur-Pettigrew called roll. Chairman Leonard turned the meeting over to Vice Chairperson Maria Sharma at 6:00 PM.

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, Sulena Robinson-Rivera, Donna Arthur-Pettigrew, CRA, 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: July 3 and 10, 2024

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: August 7, 2024

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson discussed with the board an article in the Philadelphia Inquirer that Mr. Layne brought to her attention, regarding the Matrix development as a catalyst for other redevelopment in and adjacent to the Admiral Wilson Boulevard area.

Redevelopment Project Presentations

None.

Resolutions for Review and Action

The resolutions below were presented for consideration.

Action was taken on the following matters at the August 7, 2024 Caucus:

08-07-24A Resolution Authorizing an Administrative Settlement Agreement and Order of Consent with the United States Environmental Protection Agency with Regard to a Release of Hazardous Substances, Pollutants or Contaminants at the Pure Earth Recycling Superfund Site Located in Vineland, New Jersey Use

Motion: GH, CC Ayes: MS, DD, CC, GH, TGH, JR

Nays: Abstentions:

Comments: Mr. Asselta discussed with the Board a USEPA (EPA) Administrative Settlement Agreement and Order related to EPA's recovery for costs associated with a removal action at the Pure Earth Recycling Superfund Site located in Vineland, NJ. EPA has identified CRA as a de minimis contributor solely because of waste materials transported to the facility from a project in 2006. CRA. Signing of the Settlement Agreement protects CRA from future EPA and lawsuits by other responsible parties pursuant to

Resolutions for Review and Action (cont'd)

the terms of a covenant not to sue within the Agreement. The EPA fine is \$2,046.18. Action was taken at the Caucus to meet a deadline to sign the Agreement.

08-14-24A Resolution Authorizing a Shared Services Agreement with the City of Camden for the Management of Funding and Environmental Services for Certain City-Owned Properties in the Federal Street Corridor Designated as Block 116, Lot 15; Block 1181, Lot 1; Block 1182, Lots 5 & 21; Block 1186, Lot 25; and Block 1210, Lot 1 of the City of Camden Tax Map

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Ms. Simpson informed the Board of a grant award of State Hazardous Discharge Site Remediation Funds, which also includes certain City-owned parcels along the Federal Street Corridor. This Resolution will authorize a Shared Services Agreement with the City for CRA to manage these brownfield sites; including the securing additional brownfield grant funds for both environmental assessment and clean-up; contracting for environmental and professional services; fiscal management and grant reporting; and redevelopment planning associated with the Sites.

08-14-24B Resolution Authorizing an Amendment to a Shared Services Agreement with the City of Camden for the Management of the Brownfield Site Remediation of Sadlers Poynt Waterfront Park (formerly known as the North Camden Waterfront Park), Designated as Block 4, Lot 64; Block 746, Lots 18, 18.01 & 32; Block 747, p/o Lot 1 of the City of Camden Tax Map to Extend the Term of the Agreement

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Ms. Simpson provided some background for the board; including a Shared Services Agreement (SSA) was entered into with the city, in January 2023 for the management of the brownfield clean-up of the Park Site. In addition, CRA secured a \$1,800,791.00 grant from the State Hazardous Discharge Site Remediation Fund (HDSRF) and will provide a \$50,000.00 Brownfield Revolving Loan Fund Sub-grant from the U.S. Environmental Protection Agency (US EPA) for remediation of the Park Site. It is necessary to extend the term of the SSA with the City for three additional years to allow for completion of the remedial activities at the Park Site.

08-14-24C Resolution Amending Resolution 03-09-22E to Reduce the Amount of the Subgrant from the U.S. Environmental Protection Agency Brownfields Revolving Loan Fund to the City of Camden Redevelopment Agency for the Environmental Cleanup of the Yaffa Site (Block 331, Lot 87) from \$164,560.00 to \$81,805.04

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Ms. Simpson informed the Board that work at the Yaffa Site is nearing completed and as such to date, only \$81,805.04 has been drawn down from the Brownfield Revolving Loan Fund (RLF) subgrant leaving unused subgrant funds of \$82,754.96. The used funds will be recycled/returned to the EPA RLF Subgrant funding pool and made available for other brownfield sites in the City.

Resolutions for Review and Action (cont'd)

08-14-24D **Resolution Authorizing a Third Amendment to A Professional Services Agreement with Greenbaum, Rowe, Smith & Davis LLP to Provide Outside Legal Counsel Services in Connection with Agreements for the Cramer Hill Waterfront Park (formerly known as the Harrison Avenue Landfill) Designated as Block 809, Lots 7 and 13 on the Camden City Tax Map**

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Ms. Simpson informed the board a third amendment is necessary for the Agreement with Greenbaum, Rowe, Smith & Davis, LLP, engaged to provide legal assistance in negotiating the terms of a Conservation Easement with NJ DEP. Due to the delay in the issuance by NJDEP of the Title VI permit, these negotiations have been on pause. Greenbaum was initially procured by RFP in a fair and open process; and the firm has extensive knowledge of the complex Agreements and transactions associated with the MOU CRA signed with the NJDEP. This Resolution seeks the authority to amend the Agreement to extend the term for an additional year for no additional costs.

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 thanked the Commissioners for their attendance

Adjournment

Mr. Harden moved 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 6:37 PM.