

The Board of Commissioners of the City of Camden Redevelopment Agency **held a Special Meeting on Wednesday, February 22, 2024** via tele-/videoconference.

Chairman Ian Leonard called the meeting to order at 4:00 PM. Board Clerk Donna Arthur-Pettigrew called roll.

Present: Ian Leonard, Maria Sharma, Derek Davis, Christopher Collins, Gilbert Harden, Sr.
Absent: Tasha Gainey-Humphrey and Jose Javier Ramos
Attendees: Olivette Simpson, Mark Asselta, Glynn Jones, Donna Arthur-Pettigrew, CRA, and Jack Layne, Robert Tessier, Maria Connolly, NJ 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: January 10 and 18, 2024

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

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: February 7 and 22, 2024

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

Nays: **Abstentions:**

Comments: Ms. Simpson informed the board that during tonight's meeting will be asked to consider several actions to establish pre-qualified list for professional services and request for proposals for CRA.

Redevelopment Project Presentations

None.

Resolutions for Review and Action

The resolutions below were presented for consideration.

02-22-24A Resolution Authorizing a List of Pre-Qualified Appraisal Companies for a Period of One-Year

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

Nays: **Abstentions:**

Comments: Ms. Simpson informed the board that this resolution is to establish a pre-qualified list of appraisers, which is conducted on an annual basis through a fair and open process. Two firms responded.

02-22-24B Resolution Authorizing a List of Pre-Qualified Attorneys for the Period of One-Year

Motion: MS, GH **Ayes:** IL, MS, DD, CC, And GH

Nays: **Abstentions:**

Comments: Ms. Simpson informed the board a solicitation for qualifications for general counsel services was issued through a competitive, fair and open process, and four (4) firms responded and were qualified.

Resolutions for Review and Action cont'd

02-22-24C Resolution Authorizing a Professional Services Agreement with Brown & Connery, LLP to Provide General Counsel Legal Services for the Year 2024 for an Amount Not to Exceed \$100,000.00

Motion: MS, GH **Ayes:** IL, MS, DD, CC, And GH

Nays: **Abstentions:**

Comments: Ms. Simpson informed the board a solicitation for qualifications for general Counsel services was issued to CRA's list of Pre-Qualified Attorneys through a competitive, fair and open process. Four (4) firms responded. Proposals were evaluated and the Brown & Connery proposal was deemed most responsive to the needs of the Agency.

02-22-24D Resolution Authorizing a Professional Services Agreement with Brownfield Redevelopment Solutions, Inc. to Provide Environmental Management Services on an Hourly Rate Basis for a Total Amount Not to Exceed \$275,000.00

Motion: MS, GH **Ayes:** IL, MS, DD, CC, And GH

Nays: **Abstentions:**

Comments: Ms. Simpson informed the board CRA advertises via a Request for Proposals (RFP) for environmental management services on an annual basis; pursuant to a competitive, fair and open process. The RFP was advertised in the Courier-Post and posted on CRA's website on January 31, 2024. Only two (2) proposals were received in response. The proposal from Brownfield Redevelopment Solutions, Inc. (BRS) was deemed most responsive and higher-ranking. Contract services will be paid through various Shared Services Agreements with the City, grants with U.S. Environmental Protection Agency (EPA) and New Jersey Department of Environmental Protection's (DEP) Hazardous Site Discharge Remediation Fund (HDSRF).

02-22-24E Resolution Amending Resolution 03-08-23E for a Professional Services Agreement with Mercadien, P.C. to Provide Additional Financial Auditing Services for FYE December 31, 2022 for an Amount Not to Exceed \$7,500.00

Motion: MS, CC **Ayes:** IL, MS, DD, CC, And GH

Nays: **Abstentions:**

Comments: Ms. Simpson informed the Board that an annual audit report of escrow accounts held for the closure and post-closure of former Harrison Avenue Landfill are required by DEP. The original contract with Mercadien, P.C. for audit services did not include these additional audit services. CRA solicited a price quote from Mercadien, P.C., and received a proposal for an amount not to exceed \$7,500.00.

02-22-24F Resolution Authorizing a Professional Services Agreement with The Mercadien Group to Provide Financial Auditing Services for the Fiscal Year January 1, 2023 to December 31, 2023 for an Amount Not to Exceed \$42,773.00

Motion: MS, CC **Ayes:** IL, MS, DD, CC, And GH

Nays: **Abstentions:**

Comments: Ms. Simpson informed the board CRA advertises via a Request for Proposals (RFP) for audit services on an annual basis; pursuant to a competitive, fair and open process. The RFP was advertised in the Courier-Post and posted on CRA's website on January 31, 2024. Only one proposal were received in response from The Mercadien Group; and on evaluation, the Mercadien proposal is responsive to the RFP.

Resolutions for Review and Action cont'd

02-22-24G Resolution Amending Resolution 05-10-23E for the Sale of Certain Property Designated as Block 480, Lot 38 of the City of Camden Tax Map to Extend the Deadline to Accept the Agreement of Sale and Correct a Clerical Error

Motion: MS, CC **Ayes:** IL, MS, DD, CC, And GH

Nays: **Abstentions:**

Comments: Ms. Simpson stated this resolution is being amended to extend the deadline for acceptance of the Agreement of Sale and to correct a clerical error.

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. Simpson welcomed Mr. Tessier and Ms. Connelly from DCA for attending the meeting.

Adjournment

Ms. Sharma moved to adjourn the meeting, which was seconded by Mr. Collins and affirmed with a Roll Call vote by all Commissioners. This meeting ended at approximately 4:21 PM.