

The Board of Commissioners of the City of Camden Redevelopment Agency **held a Regular Meeting on Wednesday, May 8, 2024** via tele-/videoconference. The Caucus Meeting of May 1, 2024 was canceled.

Chairman Ian Leonard called the meeting to order at 6:00 PM. Board Clerk Donna Arthur-Pettigrew called roll.

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

Absent:

Attendees: Olivette Simpson, Mark Asselta, Glynn Jones, Sulena Robinson-Rivera, and Donna Arthur-Pettigrew, CRA, Jack Layne, 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: April 3 and 10, 2024

Motion: MS, GH **Ayes:** IL, MS, CC, GH, TGH, JR

Nays: **Abstentions:**

Note: Commissioner Davis was unable to unmute.

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: May 8, 2024

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

Nays: **Abstentions:**

Note: Commissioner Davis was unable to unmute.

Comments: Ms. Simpson thanked the Commissioners for filing their Financial Disclosure Statement on time and stated we are in compliance. Ms. Simpson updated the board as to the Yaffa site. The remediation contractor should reach substantial completion with the removal of the contaminated soil ached by end of May beginning of June 2024. She informed the board an estimate of over 2,058 loads of soil, 501 loads of concrete/construction debris, 19 loads of tires (105 tons), and over 4,327 tons of trash/ plastic/solid waste have been removed since the start of the dirt removal. There were several delays due to the rain, and its impact on facilities and the disposal of materials.

Ms. Simpson also gave a brief update of the Matrix Admiral Wilson Development project and shared current drone pictures of site progress, which is advancing. The elevation of the site has been raised by an estimated 10 feet in compliance with the NJDEP and NJDOT permit requirements.

Redevelopment Project Presentations

None.

Resolutions for Review and Action

The resolutions below were presented for consideration.

05-08-24A Resolution Authorizing a Professional Services Agreement with TTI Environmental, Inc. to Provide Environmental and Licensed Site Remediation Professional (LSRP) Services for the Former Knox Gelatin / Meadows II Tract Site Designated as Block 746, Lot 46 of the City of Camden Tax Map for an Amount Not to Exceed \$78,926.10

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

Nays: **Abstentions:**

Comments: Ms. Simpson stated TTI is the current LSRP for the Site. Ms. Simpson stated that due to delays in concrete foundation removal and other events outside the control of CRA and TTI, additional environmental and LSRP services are needed to further the remediation of the property.

05-08-24B Resolution Amending a Shared Services Agreement with the City of Camden for the Management of a U.S. Environmental Protection Agency Brownfield Cleanup Grant for the Borden Chemical Site located at 1625 Federal Street and Designated as Block 1184, Lot 5 of the City of Camden Tax Map to Extend the Term of the Agreement

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

Nays: **Abstentions:** MS, CC

Comments: Ms. Simpson stated the Borden Chemical Site located at 1625 Federal Street along with several other former industrial sites, which are city-owned and generally require some measure of assessment/investigation and/or remediation. The Agency secured a competitive US EPA Clean up grant for the Borden Street site and EPA has extended the term of the cooperative agreement for the remediation of the Site. Correspondingly, it is also necessary to extend the term of the Shared Services Agreement with the City.

05-08-24C Resolution Amending a Shared Services Agreement with the City of Camden for the Management of a U.S. Environmental Protection Agency Brownfield Cleanup Grant for the Judge Robert B. Johnson Park Designated as Block 520, Lot 26, Block 522, Lot 9 (part of), and Block 523, Lot 13 of the City of Camden Tax Map to Extend the Term of the Agreement

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

Nays: **Abstentions:** MS, CC

Comments: Ms. Simpson stated EPA awarded the City a \$1 million grant for cleanup of the site. It is necessary to amend the Shared Services Agreement between the CRA and the City to include this additional funding and provide for CRA to manage the funds for remediation of the Site.

05-08-24D Resolution Amending a Professional Services Agreement with Marmero Law, LLC for Legal Services Relating to Agreements with the Housing Authority of the City of Camden for Redevelopment of Certain Land Designated as Blocks 818, 822, and 814 of the City of Camden Tax Map for the Construction of Low-and Moderate-Income Housing on Such Property to Extend the Term of the Agreement

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

Nays: **Abstentions:**

Comments: Ms. Simpson informed the board the current Marmero Law Service Agreement is set to expire and extending the term of the agreement allows the time to complete and finalize the Redevelopment and Cost Agreements with the HACC. This is a no cost time extension of the contract.

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

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 6:30 PM.