

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Monthly Caucus on Wednesday, March 5, 2025**, via tele-/videoconference.

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., Tasha Gainey-Humphrey, and Jose Javier Ramos

Absent:

Attendees: Olivette Simpson, Mark Asselta, Glynn Jones, Sulena Robinson-Rivera, Donna Arthur-Pettigrew, CRA, Jack Layne, DCA Monitor

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: February 12, 2025

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.

Executive Director's Report

Date of Meeting: March 5, 2025

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson provided a brief report to the board. She reported a grant opportunity by U.S. Environmental Protection Agency (U.S. EPA). CRA with assistance from BRS plans to submit a U.S. EPA brownfields application for the latest round of supplemental funding for the Revolving Loan Fund (RLF) program. The ask will be up to \$1 million and the deadline for submission is March 26, 2025. Ms. Simpson also mentioned that during tonight's meeting the board would be asked to consider actions to award professional service contracts necessary to the CRA's work.

Redevelopment Project Presentations

None.

Resolutions for Review and Action

The resolutions below were presented for consideration.

03-12-25A Resolution Accepting the Audit Report of the Harrison Avenue Landfill Closure Escrow Fund Accounts for the Period from October 1, 2023, to September 30, 2024, Prepared by Mercadien, P.C.

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson asked that Mr. Jones proceed with the discussion. Mr. Jones informed the board the audit report for the Harrison Avenue Landfill Closure Escrow Fund Accounts as prepared by Mercadien, P.C. was distributed for board review. Mr. Jones added the Mercadien, P.C. firm would be present and available for questions at the Regular Meeting on March 12, 2025.

Resolutions for Review and Action cont'd

03-12-25B **Resolution Authorizing a Professional Services Agreement with BL Companies Architects/ Engineers of New Jersey, Inc. (BL Companies) to Provide Licensed Site Remediation Professional Services for Remediation of the Borden Chemical Site Designated as Block 1184, Lot 5 of the City of Camden Tax Map for an Amount Not to Exceed \$44,535.00**

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Ms. Simpson informed the board of the continuing need for environmental remediation services at the Borden Chemical site on Federal Street. CRA solicited the current LSRP for the Site, BL Companies through a non-fair and open contract process to provide a cost proposal for LSRP and other environmental, and BL Companies provided a proposal in an amount not to exceed \$44,535.00. Ms. Simpson also stated the professional service costs were eligible in available U.S.EPA grant for the site.

03-12-25C **Resolution Authorizing a Loan to the City of Camden Redevelopment Agency Division of Economic Development in the Amount of XXX from the U.S. Environmental Protection Agency Brownfields Revolving Loan Fund for the Remediation of the Borden Chemical Site Designated as Block 1184, Lot 5 of the City of Camden Tax Map**

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Ms. Simpson reported necessary funding is in place for the remediation of the Borden Chemical site. An area of concern for CRA is the timely payment of contractors during the period of active remediation. CRA has successfully structured U.S. EPA Brownfield Revolving Loan (RLF) funds as loans to bridge state HDSRF grant funds for projects wherein cleanup actions were expected to move quickly (such as, ABC Barrel, Camden Labs and Elijah Perry Park sites). This has proved effective and efficient in timely payment of contractors and record keeping.

03-12-25D **Resolution Authorizing a Pre-Qualified List of Environmental and Engineering Firms to Provide Professional Environmental Services for 2025-2026**

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Ms. Simpson reported this resolution establishes a prequalified list of twenty-five (25) firms available for environmental and engineering assignments for the CRA brownfield program. CRA procured the list by advertising a request for qualifications, which was issued on January 16, 2025 in the Courier Post and posting the advertisement on the CRA's web site, pursuant to a competitive, open and fair process. Cost proposals for specific task assignments will be presented for the board's approval prior to the award of any contracts.

03-12-25E **Resolution Authorizing a Pre-Qualified List of Attorneys to Provide Legal Service for 2025-2026**

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Ms. Simpson informed the board a request for qualifications for legal services and general counsel services was issued through a competitive, fair and open process advertised in the Courier Post on January 27, 2025 and posted to the CRA's website.

Resolutions for Review and Action cont'd

03-12-25F **Resolution Authorizing a Professional Services Agreement with Brown & Connery LLP to Provide General Counsel Legal Services for 2025 – 2026 for an Amount Not to Exceed \$100,000.00**

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Ms. Simpson informed the board proposals for qualifications were evaluated and the Brown & Connery proposal was deemed the most responsive.

03-12-25G **Resolution Authorizing a Professional Services Agreement with Mercadien, P.C. to Provide Financial Auditing Services for the Fiscal Year January 1, 2024, to December 31, 2024, for an Amount Not to Exceed \$43,936.00**

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Ms. Simpson stated CRA issued a Request for Proposals (RFP) for independent audit services for FY January 1, 2024 to December 31, 2024, pursuant to a competitive, fair and open process. CRA issued the RFP which was advertised in the Courier-Post and posted on CRA's website on January 27, 2025. The Mercadien Group responded and on evaluation, the firm's proposal is responsive to the RFP.

03-12-25H **Resolution Authorizing a Pre-Qualified List of Appraisal Companies to Provide Services for 2025 – 2026**

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Ms. Simpson stated CRA issued a Request for Qualifications (RFQ) for appraisal services for 2025, pursuant to a competitive, fair and open process. CRA issued the RFQ which was advertised in the Courier-Post and posted on CRA's website on January 27, 2025. Two firms responded.

Public Comments

None.

Old Business

None.

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 6:22 PM.