The Board of Commissioners of the City of Camden Redevelopment Agency held the Regular Monthly Meeting on Wednesday, February 9, 2022 via tele-/videoconference.

Chairman Ian Leonard called the meeting to order at 6:00 PM. Interim Board Clerk Carla Rhodes called roll.

Present: Ian Leonard, Maria Sharma, Derek Davis\*, Gilbert Harden, Sr., and Jose Javier

Ramos

**Absent:** Marilyn Torres

Attendees: Olivette Simpson, Mark Asselta, Carla Rhodes, Donna Arthur-Pettigrew, Sulena

Robinson-Rivera, and Robert Quevedo-Rodriguez, CRA; Jack Layne, DCA; Digesh Patel, Principal and Matt Daley, Manager, Mercadien; Nicholas Cangelosi, Vice President, Michaels Development, and William Silverstein of GEI Consultants

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 5 and January 12, 2022 Motion: JR, MS Ayes: IL, MS, DD, GH, JR

**Navs:** Abstentions:

**Comments**: There were no comments or questions.

\*Note: Commissioner Derek Davis arrived at this meeting during this vote.

# **Interim Executive Director's Report**

Date of Meeting: February 9, 2022

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

Nays: Abstentions:

**Comments**: In addition to the written and verbal reports Interim Executive Director Olivette Simpson provided prior to this meeting, she announced the establishment of New Jersey Economic Development Authority's Brownfield Impact Fund. Similar to CRA's EPA Brownfield Revolving Loan Fund, the NJEDA program will serve as a state-wide resource for legacy industrial cities to address contaminated sites. This is also a means of advancing social justice in such legacy industrial cities, such as Camden. Ms. Simpson also briefly discussed CRA's long history of performance in the area of brownfields cleanup, with several projects currently underway, nearly 100 acres cleaned-up, and over \$40 million invested in remediation efforts.

#### **Redevelopment Project Presentations:**

None.

# **Executive Session**

Board Counsel Mark Asselta advised that an Executive Session concerning contract matters pertaining to Resolution C would precede review and action on resolutions. He asked Commissioners to advise of any potential conflicts. Mr. Leonard acknowledged his role as a Political Director for IBEW and its contractual relationship with CME. Mr. Asselta stated that any activity that may create the appearance of a conflict of interest may be considered cause for non-participation and affected commissioners should abstain.

## **Executive Session (cont'd)**

Mr. Leonard turned the meeting over to Vice Chairman Maria Sharma. Ms. Sharma called for a motion to enter into Executive Session. This was made by Commissioner Gilbert Harden and seconded by Commissioner Jose Javier Ramos. The Executive Session commenced at approximately 6:15 PM.

On a motion made by Mr. Ramos and seconded by Mr. Harden at approximately 6:24 PM, the Executive Session ended.

Mr. Asselta noted for the record that Commissioners were released to Breakout Rooms prematurely and the Executive Session began without a vote to convene. At the outset of the Executive Session, the vote was taken and affirmed by all.

## **Resolutions for Review and Action**

02-09-22A Resolution Authorizing an Amendment to a Redevelopment Agreement with 1800

Davis Associates, LLC or its Permitted Assigns for a Redevelopment Project on

Block 1395, Lot 39 on the City of Camden Tax Map

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

Nays: Abstentions:

**Comments:** There were no comments or questions.

02-09-22B Resolution Authorizing an Amendment to Resolution 08-12-20C to Extend the

Term of a Professional Services Agreement with TTI Environmental to Provide Environmental Services in Connection with the Former Reliable Tire Site

Designated as Block 1302, Lot 1 on the City of Camden Tax Map.

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

**Nays:** Abstentions:

**Comments:** There were no comments or questions.

02-09-22C Resolution Authorizing a Professional Services Agreement with CME Associates to

Provide Environmental Services for Air Emissions Permit Compliance in Connection with the Cramer Hill Waterfront Park (formerly known as the Harrison Avenue Landfill) Designated as Block 809, Lots 7 and 13 on the City of Camden Tax

Map for an Amount Not to Exceed \$68,651.00

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

Nays: Abstentions: IL

**Comments:** There were no comments or questions.

02-09-22D Resolution Authorizing a Professional Services Agreement with TRC

Environmental Corporation (TRC) to Provide Environmental and Licensed Site Remediation Professional (LSRP) Services in Connection with the Northern Portion of the Dominick Andujar Park Site Designated as Block 12, Lots 1, 3-9, and 18-21

on the City of Camden Tax Map for an Amount Not to Exceed \$72,363.60

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

**Nays:** Abstentions:

**Comments:** There were no comments or questions.

## Resolutions for Review and Action (cont'd)

02-09-22E Resolution Accepting the Annual Audit of the City of Camden Redevelopment

Agency for the FYE December 31, 2020, as Prepared by Mercadien, P.C.

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

**Nays:** Abstentions:

**Comments:** Ms. Simpson noted that the board's Finance Committee met with Mercadien P.C. on February 2, 2022 for a report on the Audit results. The members of the Committee agreed to recommend acceptance of the Audit Report by the board. Commissioner Derek Davis, who serves as Treasurer, concurred. Ms. Simpson was joined by CRA's Accountant Robert Quevedo-Rodriguez as well as Mercadien's Digesh Patel, Principal and Matt Daley, Director/Manager, who presented a draft report to the Commissioners during the February Caucus.

There were no further comments or questions.

02-09-22F Resolution Certifying that Each Member of the City of Camden Redevelopment

Agency Board of Commissioners Has Personally Reviewed the FYE 2020 Annual

**Audit Report** 

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

**Nays:** Abstentions:

**Comments:** There were no comments or questions.

# **Public Comments**

None.

### **Old Business**

None.

### **New Business**

None.

### **Chairperson's Remarks and Observations**

None.

Ms. Simpson noted that an Electronic Signature is required for Certification of the Acceptance of the Audit Report. She will prepare and distribute a form for this purpose.

#### Adjournment

Ms. Sharma made a motion to adjourn the meeting, which was seconded by Mr. Ramos, and affirmed via Roll Call vote by all Commissioners. The meeting ended at approximately 6:35 PM.