The Board of Commissioners of the City of Camden Redevelopment Agency held the Monthly Caucus on Wednesday, March 2, 2022 via tele-/videoconference.

Chairperson 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, and

Sulena Robinson-Rivera, CRA; Jack Layne, DCA; Michele Christina, Principal, Brownfield Redevelopment Solutions, Inc.; Craig Sawyer and Trevor Vaughan, Urban Development Partners, LLC 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: February 2 and February 9, 2022

Motion: Ayes:
Navs: Abstentions:

Comments: There were no comments or questions.

Interim Executive Director's Report Date of Meeting: March 2, 2022

Comments: In addition to the written report Interim Executive Director Olivette Simpson provided prior to this meeting, she introduced Michele Christina of Brownfield Redevelopment Solutions, Inc. for a report of the Yaffa Dirt Pile Project and to provide supplemental information for the Board's consideration of five (5) companion Resolutions, relating to the Yaffa Project. Ms. Christina provided an overview of CRA's US Environmental Protection Agency (EPA) Brownfield Revolving Loan Fund (RLF). She reported CRA received an initial award \$1.8 million to capitalize CRA's RLF. The RLF provides two (2) products that CRA utilizes to clean up contaminated sites in the City: loans for private entities and non-profit organizations as well as CRA for bridge financing and sub-grants for City and non-profit entities. CRA's RLF has been successfully used in the clean-up of several brownfield projects. As of March 18, 2022, EPA will be entertaining additional funding requests of prior grantees and CRA is eligible to apply for up to \$5 million in supplemental funds.

CRA is seeking Board action to authorize the approval of RLF sub-grant funds to conduct remediation activities at two project sites: Yaffa Dirt Pile Project and the Reliable Tire Site. The Yaffa Site is private property where two huge soil piles have been stockpiled illegally and are adversely impacting a residential neighborhood in Bergen Square. CRA, in keeping with Mayor Carstarphen's priorities to eradicate illegal dumping activities across the City, is working with the City to remove the imported stockpiled material at the Yaffa site and, once the soil has been removed, the site can be assessed and remediated of environmental contaminants. The Licensed Site Remediation Professional (LSRP) for the city-owned Reliable Tire Site has recommended the five (5) underground storage tanks (USTs) discovered at the site be removed and disposed of off-site in compliance with NJDEP requirements and to determine if any of the USTs have leaked.

Interim Executive Director's Report (cont'd)

Commissioner Sharma asked if the trucks and other assets, which were located at the Yaffa Site, have been seized in conjunction with the pending legal action. Board Counsel Mark Asselta informed the Commissioners that the right to seize property is not automatic; damages are required.

*NOTE: Commissioner Gilbert Harden, Sr. arrived during this discussion.

Redevelopment Project Presentations:

None.

Resolutions for Review and Action

03-09-22A Resolution Authorizing a Shared Services Agreement with the City of Camden for

the Management of Funding and Environmental Services in Connection with Certain Property in Block 331 and Block 324 of the City of Camden Tax Map

Located in the Bergen Square Neighborhood

Motion: Ayes:

Nays: Abstentions:

Comments: The City of Camden will be taking a similar action at the Council Meeting of March 8,

2022. This Shared Services Agreement will allow for CRA to manage Brownfields coordination activities for the Yaffa Dirt Pile Site Project and the City to cover costs associated with securing contract services for CRA to conduct the necessary work. There

were no further comments or questions.

03-09-22B Resolution Authorizing the Acquisition of the Weyhill Realty Holdings, LLC Site

Located in Block 331 and Block 324 of the City of Camden Tax Map for Purposes of

Applying for State Hazardous Discharge Site Remediation Grant Funds

Motion: Aves:

Nays: Abstentions:

Comments: Ms. Simpson explained that intent to acquire property is an application requirement for

HDSRF grant funds where the site is not yet owned by the applicant.

Commissioner Gilbert Harden inquired about cost recovery. Mmes. Simpson and Christina stated that this matter is under investigation, but unresolved. It is an expensive and lengthy process that in the future will be undertaken by the State. Mr. Asselta added that doing the work does not absolve the private owner of responsibility. CRA will only acquire this Property if the Agency is protected against any liability. Since the City holds the tax lien, the site may be acquired by the City through a tax lien foreclosure action.

There were no further comments or questions.

Resolutions for Review and Action (cont'd)

03-09-22C Resolution Authorizing a Professional Services Agreement with Montrose Environ-

mental to Provide Environmental and Licensed Site Remediation Professional (LSRP) Services for Certain Property in Block 331, Lots 41, 46, 48, 49, 50, 52, 54-65, 67, 75, 80, 86, 87, 89, 113, 114 and Block 324, Lots 4, 7-9, 10, 11, 14-20, 26-33, 39, 40, and 41 of the City of Camden Tax Map for an Amount Not to Exceed \$130,435,00

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson reported a Licensed Site Remediation Professional (LSRP) is required to be

retained to oversee the implementation of any environmental assessment and remediation conducted in New Jersey. CRA issued a Request for Pricing solicitation for LSRP services to the Agency's 2022 Pre-Qualified List of Environmental Firms. The Montrose firm submitted the most responsive pricing proposal. CRA is awaiting authorization of the Shared Services Agreement with the City in order to proceed with LSRP engagement.

There were no further comments or questions.

03-09-22D Resolution Authorizing an Amendment to a Professional Services Agreement with

Brownfield Redevelopment Solutions, Inc. to Provide Additional Environmental

Management Services for an Amount Not to Exceed \$35,320.00

Motion: Ayes:

Nays: Abstentions:

Comments: CRA is seeking to amend the BRS contract to include the Yaffa Dirt Pile project as a

work assignment. BRS responded to CRA's request for a pricing proposal for the

additional services. There were no further comments or questions.

03-09-22E Resolution Authorizing a Subgrant to the City of Camden in an Amount of Up to

\$164,560.00 from the U.S. Environmental Protection Agency Brownfields Revolving Loan Fund for the Environmental Remediation of Block 331, Lot 87 of the City of

Camden Tax Map in the Bergen Square Neighborhood

Motion: Aves:

Navs: Abstentions:

Comments: This action was reviewed and recommended by the Finance Committee. There were no

further comments or questions.

03-09-22F Resolution Authorizing a Subgrant to the City of Camden in an Amount of Up to

\$118,525.00 from the U.S. Environmental Protection Agency Brownfields Revolving Loan Fund for the Environmental Remediation of Block 1302, Lot 2 of the City of

Camden Tax Map in the Gateway Redevelopment Area

Motion: Ayes:

Nays: Abstentions:

Comments: This action was reviewed and recommended by the Finance Committee. Commissioner

Davis added that the action is consistent with Environmental Justice goals promoted by

President Joe Biden. There were no further comments or questions.

Resolutions for Review and Action (cont'd)

03-09-22G Resolution Amending Resolution 06-09-21F that Authorized an Agreement

with Urban Development Partners, LLC for the Sale of Certain Property Designated as Block 1357, Lot 28, Block 1355, Lot 66, and Block 1350, Lot 60 of the City of Camden Tax Map to Add Block 1354, Lot 38, Block 1328, Lot 41, and Block

1343, Lot 150 to the Sale Property

Motion: Aves:

Navs: **Abstentions:**

Comments: Prior to the Redeveloper closing on property which was authorized for sale by Resolution

06-09-21F, one (1) property was demolished by the City. CRA offered the choice of three (3) properties to replace the demolished property, and the Redeveloper agreed to purchase all three at \$76,500 plus fees. There were no further comments or questions.

03-09-22H Resolution Authorizing the City of Camden Redevelopment Agency to Adopt a List

of Pre-Qualified Attorneys for the Year 2022

Motion: Ayes:

Navs: **Abstentions:**

Comments: CRA issued a solicitation for qualifications for general counsel services through a fair

and open process, and three (3) firms responded to CRA's solicitation. There were no

further comments or questions.

03-09-221 Resolution Authorizing a Professional Services Agreement with Brown & Connery,

LLP for the Provision of General Counsel Legal Services for the Year 2022

Motion: Aves:

Navs: **Abstentions:**

Comments: CRA issued a solicitation for qualifications for general counsel services through a fair

> and open process, and three (3) firms responded to CRA's solicitation. The proposals were evaluated and the Brown & Connery proposal was deemed most responsive to the

needs of the Agency. There were no further comments or questions.

03-09-22J

Resolution Authorizing a Professional Services Agreement with Mercadien, P.C. to

Provide Financial Auditing Services for FYE December 2021 for an Amount Not to

Exceed \$40,250.00

Motion: Ayes:

Nays: **Abstentions:**

Comments: CRA issued a solicitation for proposals for auditing services through a fair and open

process, and one firm responded to CRA's solicitation. There were no further comments

or questions.

Public Comments

None.

Old Business

None.

New Business

None.

Executive Session

None.

Chairperson's Remarks and Observations

None.

Adjournment

Ms. Sharma made a motion to adjourn the meeting, which was seconded by Commissioner Jose Javier Ramos, and affirmed via Roll Call vote by all Commissioners. The meeting ended at approximately 6:46 PM.