

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Regular Monthly Meeting on Wednesday, June 14, 2023** via tele-/videoconference.

Chairperson Ian Leonard called the meeting to order at 6:01 PM. Board Clerk Donna Arthur-Pettigrew called roll.

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

Absent:

Attendees: Olivette Simpson, Mark Asselta, Donna Arthur-Pettigrew, Sulena Robinson-Rivera, CRA, Jack Layne, DCA, Melody Johnson-Williams, Executive Director, Chuck Valentine, Director of Modernization and Development, Housing Authority City of Camden (HACC), Jay J. Blumberg of Blumberg and Walk, Kimberly Artis, Resident of City of Camden

Ms. Donna 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: May 3 and 10, 2023

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

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: June 7 and 14, 2023

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

Nays: **Abstentions:**

Comments: Ms. Simpson stood by her report given at the Caucus and then briefly mentioned the Judge Johnson Park press event, which was led by Mayor Carstarphen and attended by Congressman Norcross, Camden County Commissioner Nash, Olivia Glenn, U.S. EPA Chief of Staff, and Elizabeth Dragon, Assistant Commissioner NJDEP, and Commissioner Collins.

Prior to the press event, the NJDEP advised the application for a Hazardous Discharge Site Remediation Fund grant was in the final review stages. After remediation funds are in place, a remediation bid could be issued and work completed at least by the first quarter of 2024. Once, the remediation is completed, the County will begin the Park Improvements, and projections are that by end of summer 2024, the Park could be re-opened.

Redevelopment Project Presentations

None.

Resolutions for Review and Action

The resolutions below were presented for consideration.

06-14-23A Resolution Designating the Housing Authority of the City of Camden as the Redeveloper of Certain Land in Blocks 818, 822, and 814 of the City of Camden Tax Map Located in the Cramer Hill Redevelopment Area and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper for the Construction of Low and Moderate Income Housing on Such Property

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

Nays: Abstentions:

Comments: There were no comments or questions.

06-14-23B Resolution Amending Resolution 05-10-2023 that Authorized a Shared Services Agreement with the City of Camden for the City of Camden Redevelopment Agency to Serve as the City's Agent for Property Acquisition for the Construction of Low and Moderate Income Housing and to Accept Title to the Property from the City as Needed for this Redevelopment Project to Add an Omitted Property

Motion: GH, TGH Ayes: IL, GH, TGH, JR

Nays: Abstentions: CC

Comments: There were no comments or questions.

06-14-23C Resolution Authorizing a Professional Services Agreement with J. McHale & Associates, Inc. for Appraisal Services in an Amount not to Exceed \$24,400.00 for Certain Property Designated as Block 818, Lots 16, 17, 30, 31, 49, 51, and 57 and Block 822, Lot 35 of the Camden City Tax Map for the Construction of Low and Moderate Income Housing

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

Nays: Abstentions:

Comments: There were no comments or questions.

06-14-23D Resolution Authorizing 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 for an Amount Not to Exceed \$7,500.00

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

Nays: Abstentions:

Comments: There were no comments or questions.

06-14-23E Resolution Amending Resolution 07-13-22D that Authorized a Shared Services Agreement with the City of Camden for Affirmative Action Officer Services and Compliance Officer Services to Extend the Term of the Agreement by One Year

Motion: TGH, JR Ayes: IL, GH, TGH, JR

Nays: Abstentions: CC

Comments: There were no comments or questions.

Resolutions for Review and Action (cont'd)

06-14-23F Resolution Authorizing an Agreement with Camden County One-Stop/WorkFirst New Jersey to Participate in the Community Work Experience Program (CWEP)

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

Nays: Abstentions:

Comments: There were no comments or questions.

Executive Session

Mr. Asselta advised the Commissioners an Executive Session is scheduled. He pointed up that after the Executive Session, the board would vote on Resolution 06-14-23G. Mr. Leonard called for a motion to enter into Executive Session. The Executive Session commenced at approximately 6:15 PM and ended at approximately 6:22 PM.

06-14-23G Resolution Authorizing a Professional Services Agreement with Jay J. Blumberg, (Walk-On) Esq. for Special Counsel Services

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

Nays: Abstentions:

Comments: There were no comments or questions.

Public Comments

Mr. Valentine of the HACC thanked the CRA and its Board of Commissioners for their assistance in helping the HACC to achieve nearly \$500 million in redevelopment of public housing throughout the City, and status as the number one Public Housing Authority in the State of New Jersey.

Old Business

Action has not been taken regarding Resolutions 03-09-22 E & F.

New Business

None.

Chairperson's Remarks and Observations

None.

Adjournment

Commissioner Collins made a motion to adjourn the meeting, which was seconded by Commissioner Ramos and affirmed with a Roll Call vote by all Commissioners. This meeting ended at approximately 6:26 PM.