

The Board of Commissioners of the City of Camden Redevelopment Agency held a **Regular Meeting on Wednesday, September 11, 2024**, 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, Christopher Collins, Derek Davis, and Gilbert Harden, Sr., and Tasha Gainey-Humphrey

Absent: Jose Javier Ramos

Attendees: Olivette Simpson, Michael Watson, Esq., Glynn Jones, Sulena Robinson-Rivera, Donna Arthur-Pettigrew, CRA, Jack Layne, 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: August 7 and 14, 2024

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

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: September 11, 2024, 2024

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

Nays: **Abstentions:**

Comments: Ms. Simpson provided a brief status report on several ongoing projects, including

Elijah Perry Park – the Park opening will be September 17, 2024, at 11 AM. Commissioner Collins will represent the CRA on the speaking Agenda, as Ms. Simpson will be out of town. She invited member of the board to join the event. Also, she noted over \$1.1 million was secured by CRA for remediation of the park from the EPA and DEP, and \$2.3 million from other partners, including the City of Camden, Housing Authority, HUD and Camden Community Partnership for restoration of this signature recreational area.

Reliable Tire- a Camden based business, requires a site for business expansion. A third of its current staff of 400 are Camden residents. In the expansion plan an additional 50 employs will be added over the course of 3 – 5 years. The Reliable Tire site is suitable, cleaned up to a non-restricted standard. We are reviewing. Estimated timeline after approvals construction by first quarter 2026.

Federal Street Corridor -CRA will be submitting a request to City Council to enter into a shared services agreement for environmental assessment and investigation, redevelopment planning, and property reuse.

Judge Robert B. Johnson Park- Back on track. Camden County working to complete design plan by end of 2024. CRA targets first quarter 2025 for remediation bids.

Yaffa Site – Exciting update. The LSRP has completed the draft preliminary assessment report. Site investigations for below surface conditions are quickly moving forward, including soil and underground water sampling/testing.

Camden Lutheran Housing – EPA press event held, announcing a Camden Lutheran Housing award of \$1 million for environmental clean-up of the Front and Elm Street site, and eventual reuse as a residential townhouse development site. CRA and BRS assisted in the support and application to EPA.

Interim Executive Director's Report (cont'd)

Parkside Place PBCIP and Cinnaire - will be before the NJ Mortgage Finance Agency board in September and NJEDA board in October for financing approvals. Closing on schedule by end of December. Construction to begin first quarter of 2025.

Casa Del Rio Town House project - awarded a total of \$12 million from DCA's Affordable Housing Trust Fund Program for phased development of 26 single-family town homes in North Camden. Construction targeted for the second quarter of 2025.

Oliver's Station - Construction started the first quarter of 2024, approaching 30 to 40% completion.

Redevelopment Project Presentations

None.

Resolutions for Review and Action

The resolutions below were presented for consideration.

09-11-24A Resolution Authorizing a Professional Services Agreement with TRC Environmental Corporation for Environmental and Licensed Site Remediation Professional Services for the Cramer Hill Waterfront Park (formerly known as the Harrison Avenue Landfill) Designated as Block 809, Lots 7 and 13 of the City of Camden Tax Map for an Amount Not to Exceed \$288,108.00

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

Nays: **Abstentions:**

Comments: Ms. Simpson informed the board a Request for Pricing was solicited to the current List of Pre-qualified Environmental Consulting firms for the LSRP and environmental services. TRC Environmental Corporation responded with a price proposal of \$288,108.00, which on evaluation was found to be the most responsive proposal based on pricing and site-specific knowledge. Ten responses were considered.

09-11-24B Resolution Authorizing an Amendment to 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

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

Nays: **Abstentions:** MS, CC

Comments: Ms. Simpson provided a summary. CRA, by Resolution authorized in 2021, entered into a Shared Services Agreement with the City of Camden for CRA to provide Affirmative Action Officer Services and Compliance Services for the City. Since then, the term of the Agreement has been extended by previous actions of the Board. This Resolution is to authorize an amendment of the Agreement to allow for an additional one-year extension of the term of the Agreement.

09-11-24C Resolution Authorizing Services Agreements with ACCU Staffing Services, Inc. and Robert Half International, Inc. for the Provision of Temporary Administrative and Clerical Services for an Amount Not to Exceed \$8,000.00 Each

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

Nays: **Abstentions:**

Comments: Ms. Simpson related to the board that from time-to-time CRA has a need for temporary staff support for critical administrative, legal, and real estate operations.

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

Mr. Leonard called to adjourn the meeting and Commissioners by voice vote affirmed. This meeting ended at approximately 6:16 PM.