

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Monthly Caucus on Wednesday, May 5, 2021** via teleconference.

Chairperson Marilyn Torres called the meeting to order at approximately 6:01 PM. Interim Board Clerk Carla Rhodes called roll.

Present: Derek Davis, Gilbert Harden, Jr., Ian K. Leonard, Jose Javier Ramos, Maria Sharma, and Marilyn Torres

Absent:

Attendees: Olivette Simpson, Mark Asselta, Carla Rhodes, Donna Arthur-Pettigrew, and Sulena Robinson-Rivera, CRA

Ms. Rhodes advised the Board that, pursuant to the requirements of the Open Public Meetings Act, adequate notice(s) had been posted in the Courier-Post, the Philadelphia Inquirer, and the Office of the City Clerk.

Review of Minutes

Dates of Meeting: April 7 and April 14, 2021

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

Interim Executive Director's Report

Date of Meeting: May 5, 2021

Motion: Ayes:

Nays: Abstentions:

Comments: Interim Executive Director Olivette Simpson will provide a full report at the Regular Monthly Meeting.

Redevelopment Project Presentations:

None.

Resolutions for Review and Action to be taken at the Regular Board Meeting

05-12-21A Resolution Authorizing a Further Extension of a Leave of Absence from Employment with the City of Camden Redevelopment Agency for Vincent Basara

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson discussed with the board that Vincent Basara has been on loan to the City of Camden at no expense to the CRA for some time. The CRA is required to hold his position open as Mr. Basara has requested an extension of his leave of absence. A resolution must be authorized for this purpose each year he remains on leave to the City.

05-12-21B Resolution Authorizing an Agreement with Camden County One-Stop/WorkFirst New Jersey to Participate in the Community Work Experience Program (CWEP)

Motion: Ayes:

Nays: Abstentions:

Comments: Commissioner Sharma requested an explanation about the purpose of this Resolution. Ms. Simpson responded the County One Stop/Workfirst NJ has provided staff for administrative assistance to CRA through its Community Work Experience Program for several years. The program is administered by Ms. Rhodes. Ms. Rhodes noted that CRA is entering its 10th year of collaboration with Camden County One-Stop/WorkFirst NJ. The outcomes of the program include over 50 trainees, one full-time hire, and several dozen participants have advanced to successful employment after training for workforce re-entry at CRA. Commissioner Sharma commended the work. Commissioner Harden was in agreement regarding the program's value; noting he has referred associates who succeeded in finding employment through services and programs provided by the County One Stop/Workfirst NJ.

05-12-21C Resolution Authorizing an Amendment to a Shared Services Agreement with the City of Camden for Acquisition of Certain Properties Designated on the City of Camden Tax Map as Block 868, Lot 14.01; Block 856, Lots 40, 40.01, 51, 54, 60, 60.01, 60.02, 60.03, 61, and 61.01 to Extend the Term of the Agreement

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson provided a summary of the Resolution. Mr. Asselta advised the Board where a summary could be provided, actual discussion would have to be deferred until all board members who would be eligible to vote were in attendance. Ms. Simpson informed the Commissioners that this resolution pertains to the acquisition of 11 properties which are owned by the now defunct Cramer Hill Community Development Corporation. The Housing Authority of the City of Camden (HACC) and Michaels Development Company (MDC) intend to de-densify and redevelop the Ablett Village public housing site and build new affordable units in the residential core of Cramer Hill. CRA, under a Shared Services Agreement will acquire the properties under the City's power of eminent domain by condemnation. Once the properties are acquired, the City will convey these properties to CRA, and CRA will re-convey the site to the HACC. The term of the Shared Services Agreement authorized by the City and CRA for these purposes needs to be extended.

05-12-21D Resolution Authorizing an Amendment to a Professional Services Agreement with Greenbaum Rowe Smith & Davis, LLP in Connection with the Sale of Certain Property Designated as Block 955, Lots 6, 9, 10 and 16 of the City Tax Map

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson summarized the Resolution in that the Camden Charter School Network has acquired a city block of property adjacent to its existing educational facilities for a plan to expand these facilities. For this purpose, four lots remaining lots need to be acquired under the eminent domain power of the City of Camden. CRA's legal counsel has a conflict and Greenbaum Rowe Smith & Davis is engaged to negotiate the redevelopment agreement with the Charter School Network. Due to the COVID-19 health emergency activity on this project slowed, an extension of the term of the services agreement with the Greenbaum firm is sought so that the negotiations may be completed. No additional costs are anticipated.

05-12-21E Resolution Authorizing an Amendment to a Shared Services Agreement with the City of Camden for Acquisition of Certain Properties Designated on the City of Camden Tax Map as Block 955, Lots 6, 9, 10 and 16 for the Camden Charter School Network Expansion

Motion: Ayes:

Nays: Abstentions:

Comments: Commissioner Harden asked if this Resolution 05-12-21E is a companion Resolution to 05-12-21D. Ms. Simpson affirmed. Mr. Asselta advised this Resolution requires the abstention of certain board members. Commissioner Ramos had joined the meeting, and a quorum for the vote was established for Resolutions 05-12-21C and 05-12-21E and discussions were held by Board members.

There were no further comments questions.

05-12-21F Resolution Authorizing a Professional Services Agreement with XXX to Provide Environmental Management Services on an Hourly Rate Basis for a Total Amount Not to Exceed \$ XXX

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson informed the Board that this Resolution addresses the need to enter into a new contract for Environmental Management Services. CRA is accepting proposals until May 10, 2021. Evaluations will be conducted prior to the Regular Monthly Meeting and the contract amount will not exceed \$150,000.00. This expense will be covered by grants from DEP and EPA.

Public Comments

None.

Old Business

None.

New Business

None.

Executive Session

None.

Chairperson's Remarks and Observations

Commissioner Torres thanked Commissioner Ian Leonard for his service during her absence and expressed her appreciation for the Commissioners commitment. She also reminded all of the importance of timely participation from the full Board at the Regular Monthly Meeting of May 12, 2021 because of anticipated abstentions on pending matters.

Adjournment

Commissioner Harden made a motion to adjourn the meeting, which was seconded by Commissioner Davis, and affirmed via voice vote by all Commissioners. The meeting ended at approximately 6:22 PM.