

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Monthly Caucus on Wednesday, April 2, 2025**, 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, Derek Davis, Christopher Collins, Gilbert Harden, Sr., Tasha Gainey-Humphrey, and
Absent: Jose Javier Ramos
Attendees: Olivette Simpson, Mark Asselta, Glynn Jones, Sulena Robinson-Rivera, Imani Jackson, Donna Arthur-Pettigrew, CRA, Jack Layne, DCA Monitor

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: March 5 and 12, 2025

Motion: Ayes:

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.

Executive Director's Report

Date of Meeting: April 2 and 9, 2025

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson introduced Michele Christina a principal of Brownfield Redevelopment Solutions to provide an update of the CRA U.S. Environmental Protection Agency's (the "EPA") Revolving Loan Fund ("RLF") program. Ms. Christina briefly revisited the CRA's overall successful experience with the RLF program; including an original capital award of \$1.8 million in 2013 as well as three supplemental RLF awards secured by CRA totaling upwards of \$5.3 million. The most recent application for RLF supplementary funds was submitted in March 2025 for \$1 million; and announcements will be made sometime in this Spring. She also mentioned CRA is currently managing four RLF (4) loans and ten (10) subgrants for various City-owned sites throughout the City.

Redevelopment Project Presentations

None.

Resolutions for Review and Action

The resolutions below were presented for consideration.

04-09-25A Resolution Authorizing a Loan to the City of Camden Redevelopment Agency Division of Economic Development in the Amount of \$1,500,000.00 from the U.S. Environmental Protection Agency Brownfields Revolving Loan Fund for the Remediation of the Borden Chemical Site Designated as Block 1184, Lot 5 of the City of Camden Tax Map

Motion: Ayes:

Nays: Abstentions:

Resolutions for Review and Action cont'd

Comments: Ms. Simpson informed the board a meeting was held with the Finance Committee on March 25, 2025 for its review of the resolution and related documents. The Finance Committee recommended approval on the condition that an award by NJDEP of a Hazardous Discharge Site Remediation Fund (HDSRF) grant (as the source of repayment) is required to be in place prior to loan closing.

04-09-25B Resolution Authorizing an Application for and Acceptance of a Remedial Investigation Grant from the New Jersey Hazardous Discharge Site Remediation Fund in an Amount Not to Exceed \$100,806.00 for Certain Land Designated as Block 331, Lots 41, 46, 48, 49, 50, 52-65, 67, 75, 80, 114, 86, 87, 89, 113, and 114 of the City of Camden Tax Map

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson informed the board of a grant award notice received from NJDEP under its HDSRF program for \$100,804.00, which will be used for remedial investigations at the Yaffa Site.

04-09-25C Resolution Authorizing a Professional Services Agreement with XXX to Provide Licensed Site Remediation Professional Services and other Environmental Services for Certain Property Designated as Block 331, Lots 41, 46, 48, 49, 50, 52-65, 67, 75, 80, 86, 87, 89, 113, and 114 of the City of Camden Tax Map for an Amount Not to Exceed XXX

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson explained the current LSRP's contract is nearing completion. LSRP and related environmental services are required by the state for oversight of site remedial activities. Site. The successful respondent will be provided at the Regular Meeting.

04-09-25D Resolution Authorizing the Acceptance of Property from the City of Camden Designated as Block 468, Lots 4, 5, 21, 22, 23, 24, 25, 26, 104, 105, 106, and 122 of the City of Camden Tax Map for Purposes of the Bylada Food's Business Expansion in the Waterfront South Neighborhood

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson stated Bylada Food an existing business located in Waterfront South is seeking to expand their business activities in the neighborhood. The designation of Bylada as redeveloper of the site is contingent on the approval of actions by the City of Camden City Council and Planning Boards to investigate and designate the area of the site as an area in need of redevelopment and adopt a redevelopment plan. Subsequent actions by the CRA will be submitted for the board's consideration of a planned redevelopment proposal.

04-09-25E Resolution Designating Parkside Business & Community In Partnership, Inc. ("PBCIP") as Redeveloper for Certain Property in Blocks 365, 1285, and 1286 and Authorizing a Cost Agreement and Redevelopment Agreement with PBCIP or its Permitted Assigns for the Haddon, Princess, & Walnut Street Redevelopment Project in the Gateway and Parkside Redevelopment Areas

Motion: Ayes:

Nays: Abstentions:

Resolutions for Review and Action cont'd

Comments: Ms. Robinson-Rivera introduced this resolution by stating Parkside Business & Community in Partnership (“PBCIP”) proposes to acquire public and private land for the scattered site new construction of fourteen (14) townhomes in the Gateway and Parkside Redevelopment areas. The land CRA is to assemble is located along Haddon, Princess and Walnut streets. This resolution proposes to designate PBCIP as the redeveloper of the project site and authorizes CRA to enter into a Cost Agreement and Redevelopment Agreement with PBCIP. The planned project is the first phase of a multiple-phased endeavor.

Public Comments

None.

Old Business

None.

New Business

Ms. Simpson introduce Ms. Imani Jackson as the new CRA Senior Accountant.

Executive Session

None.

Chairperson's Remarks and Observations

None.

Adjournment

Ms. Sharma moved to adjourn the meeting, which was seconded by Mr. Collins and affirmed with a Roll Call vote by all Commissioners. This meeting ended at approximately 6:36 PM.