

The Board of Commissioners of the City of Camden Redevelopment Agency **held a Regular Meeting on Wednesday, April 9, 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, Gilbert Harden, Sr., Tasha Gainey Humphrey, and Jose Javier Ramos

Absent: Christopher Collins

Attendees: Olivette Simpson, Mark Asselta, Sulena Robinson-Rivera, Imani Jackson, and Donna Arthur-Pettigrew, CRA, Jack Layne, DCA Monitor, Bridget Phifer and John Bond, Parkside Business & Community in Partnership, Inc.

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

Nays: **Abstentions:** JR

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: MS, GH **Ayes:** IL, MS, DD, GH, TGH, JR

Nays: **Abstentions:**

Comments: Ms. Simpson introduced John Bond, Project Manager, PBCIP who provided a brief project presentation. Mr. Bond also thanked the board for the opportunity to work with the Agency on another residential project. Mr. Bond also responded to questions, one of which was current price points for new construction homes in Parkside. He offered in PBCIP's recent experience sales were ranging from \$159,000.00 to \$179,000.00 per unit. He remarked PBCIP's is involved in planning and coordination of area development with infrastructure and utility improvements projects underway along Hadden Avenue working with the city, Camden County, PSEG and American Water. Ms. Phifer joined adding PBCIP is committed to securing funds for the scattered site new construction project and programs for existing occupied homeowners to address needed façade improvements, home repairs, and rehab efforts to further stabilize and preserve the neighborhood. She mentioned this as key investments in properties of current residents who have long invested in the Parkside community.

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: MS, GH Ayes: IL, MS, DD, GH, TGH, JR

Nays: Abstentions:

Comments: No comments or questions.

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: MS, GH Ayes: IL, MS, DD, GH, TGH, JR

Nays: Abstentions:

Comments: No comments or questions.

04-09-25C Resolution Authorizing a Professional Services Agreement with Montrose Environmental Solutions, Inc. 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 \$93,860

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

Nays: Abstentions:

Comments: No comments or questions.

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: MS, GH Ayes: IL, MS, DD, GH, TGH, JR

Nays: Abstentions:

Comments: Ms. Simpson stated additional property was added to Exhibit A, that was missing during the Caucus. No other comments or questions.

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: JR, MS Ayes: IL, MS, DD, GH, TGH

Nays: Abstentions: TGH

Comments: No comments or questions.

Public Comments

None.

Old Business

None.

New Business

None.

Executive Session

None.

Chairperson's Remarks and Observations

None.

Adjournment

Mr. Ramos moved to adjourn the meeting, which was seconded by Ms. Sharma and affirmed with Mr. Leonard calling to adjourn the meeting by voice vote affirmed. This meeting ended at approximately at 6:23 PM.