

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Monthly Caucus on Wednesday October 1, 2025**, via tele-/videoconference.

Chairman Ian Leonard called the meeting to order at 6:02 PM. Board Clerk Donna Arthur-Pettigrew called roll.

Present: Ian Leonard, Maria Sharma, Christopher Collins, Gilbert Harden, Sr.,
Absent: Tasha Gainey Humphrey and Jose Javier Ramos
Attendees: Olivette Simpson, Mark Asselta, Glynn Jones, Sulena Robinson-Rivera, and Donna Arthur-Pettigrew, CRA, and Jack Layne, DCA Monitor, Shon Jablonsky Watkins and Jamie Pearson, Apple Tree Homes, Jerome Hall, and Erica Carmichael, Camden Residents, Gabrielle Bembery, Cooper Square Acquisition (CSA) and Contract Now.

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: September 3 and 10, 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: October 1, 2025

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson mentioned two meetings of note; the Camden Community Partnership's Annual gathering and Saint Joseph's Carpenter Society, Inc. celebration of 40 years of service in Camden. the dates and times.

She also provided an update of the Agency's redevelopment planning initiatives for the Federal Street Corridor (Marlton Neighborhood), Knox Meadows (North Camden Neighborhood) and Yaffa Site (Bergen Square Neighborhood). All three areas consist of former industrial and commercial sites where environmental investigations or remedial activities are underway and these sites have an active file with the N.J. Department of Environmental Protection. Ms. Simpson stated this will be a great opportunity for the city to designate redevelopment areas and reuses of the sites for lite industrial/commercial and residential purposes for jobs and revenues for the city.

Redevelopment Project Presentations

None.

Resolutions for Review and Action

The resolutions below were presented for consideration.

10-08-25A Resolution Authorizing an Amendment to Resolution 03-10-21B to Reduce the Amount of the Subgrant from the U.S. Environmental Protection Agency Brownfields Revolving Loan for the Environmental Cleanup of Block 746, Lots 26 & 46 and a portion of Lots 17, 18, and 25 of the City of Camden Tax Map from \$200,000.00 to \$7,756.25

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Ms. Simpson informed the board a sub-grant to the City was authorized from a CRA 2013 U.S. Environmental Protection Agency (EPA) Brownfield Revolving Loan Fund grant for \$200,000.00 to remediate a portion of the former Knox Meadows Site. Due to the site and its complexities only \$7,756.25 was expended. This resolution is to de-obligate \$192,243.75 to facilitate the close out a 2013 EPA RLF grant. These funds would be recycled. A resolution to clean up the site would come back to the board, as clean-up of the site could be covered under the EPA 2025 Supplemental Funding grant awarded earlier this year to CRA.

10-08-25B Resolution Authorizing a Professional Services Agreement with TRC Environmental Corporation to Provide Licensed Site Remediation Professional Services at 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 Not to Exceed \$97,943.00

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Ms. Simpson reminded the board the Agency continues to have obligations at the Park in connection with the Landfill closure and remedial activities at the Cramer Hill Waterfront Park. Additional environmental services, including LSRP services are required for oversight of the investigation and remediation of on-site and off-site groundwater contamination related to the former landfill as well as compliance with the air quality permit and associated reporting. TRC has extensive experience as the LSRP for the site. Because of this experience it is reasonable to seek a price proposal from TRC for continued services so as not to cause undue disruption to a complex project and undue additional expense for CRA.

10-08-25C Resolution Authorizing the Sale of Property Designated as Block 1355, Lot 66 of the City of Camden Tax Map to Apple Tree Homes, LLC for a Residential Project in the Whitman Park Neighborhood

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Ms. Simpson informed the board that CRA owns a .053-acre parcel that includes a vacant dilapidated structure at 1244 Chase Street in the Whitman Park Neighborhood. Ms. Simpson deferred to Ms. Robinson-Rivera. Ms. Robinson-Rivera stated that this is the second project with Apple Tree Homes LLC, and they are proposing to acquire the property and complete the substantial rehabilitation of the vacant structure for residential use. This resolution is to authorize the sale of the property based on fair market value of \$11,000.00.

Resolutions for Review and Action cont'd

10-08-25D Resolution Authorizing the Sale of Property Designated as Block 556, Lot 87 of the City of Camden Tax Map to the Adjacent Property Owner in the Centerville Redevelopment Area

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Ms. Simpson informed the board that CRA owns a 0.207-acre vacant lot known as 1834 Mulford Street in the Centerville Redevelopment Area. Ms. Simpson deferred to Ms. Robinson-Rivera. Ms. Robinson-Rivera stated the adjacent property owners Ms. Fullard and Mr. Hall propose to acquire the property and make improvements, consisting of landscaping, and installing fencing and lighting. This resolution is to authorize the sale of the property based on fair market value of \$21,000.00.

10-08-25E Resolution Authorizing the Sale of Property Designated as Block 1416, Lot 38 of the City of Camden Tax Map to the Adjacent Property Owner in the Cooper Plaza Redevelopment Area

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Ms. Simpson informed the board that CRA owns a vacant lot known as 569 Royden Street in the Cooper Plaza Redevelopment Area. Ms. Simpson deferred to Ms. Robinson-Rivera. Ms. Robinson-Rivera stated the adjacent property owner Ms. Erica Carmichael, proposes to acquire the property as a side-yard and make improvements consisting of new concrete sidewalks, fencing, and landscaping. This resolution is to authorize the sale of the property based on fair market value of \$13,500.00.

10-08-25F Resolution Authorizing the Sale of Property Designated as Block 1419, Lot 7 of the City of Camden Tax Map to CSA IV LLC for a Parking Use in the Cooper Plaza Redevelopment Area

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Ms. Simpson informed the board that CRA owns a 0.015-acre vacant unimproved lot at 601 St. John Street in the Cooper Plaza Redevelopment Area. Ms. Simpson deferred to Ms. Robinson-Rivera. Ms. Robinson-Rivera stated CSA IV LLC is the owner of a few properties within Block 1419. The redeveloper proposes to acquire the CRA property and other adjacent property for a planned parking area for patients and employees of a medical practice tenant at 602 Broadway. The 602 Broadway property is owned by the redeveloper. Improvements to the area include fencing and adequate lighting. This resolution is to authorize the sale of the property based on fair market value of \$10,000.00.

Public Comments

None.

Old Business

New Business

None.

Executive Session

None.

Chairperson's Remarks and Observations

None.

Adjournment

Mr. Collins moved to adjourn the meeting, which was seconded by Ms. Sharma and affirmed with a Roll Call vote by all Commissioners. This meeting ended at approximately 6:18 PM.