The Board of Commissioners of the City of Camden Redevelopment Agency **held a Regular Meeting on Wednesday, October 8, 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, Gilbert Harden, Sr., and Tasha Gainey Humphrey**
Absent: **Christopher Collins and Jose Javier Ramos**
Attendees: **Olivette Simpson, Mark Asselta, Esq., Brown & Connery, LLP, Glynn Jones, Sulena Robinson-Rivera, and Donna Arthur-Pettigrew, CRA, Jack Layne, DCA Monitor, Shon Jablonsky Watkins, Apple Tree Homes, Jerome Hall and Erica Carmichael, Camden residents**

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: MS, GH **Ayes: IL, MS, 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.

Executive Director's Report
Date of Meeting: **October 1 and 8, 2025**
Motion: MS, GH **Ayes: IL, MS, GH, TGH**
Nays: **Abstentions:**
Comments: Ms. Simpson discussed the Redevelopment Initiatives presentation, which was provided to Camden City Council for its review.

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: MS, GH **Ayes: IL, MS, GH, TGH**
Nays: **Abstentions:**
Comments: There were no other comments or questions.

Resolutions for Review and Action cont'd

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: MS, GH **Ayes: IL, MS, GH, TGH**
Nays: **Abstentions:**
Comments: There were no other comments or questions.

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: MS, GH **Ayes: IL, MS, GH, TGH**
Nays: **Abstentions:**
Comments: There were no other comments or questions.

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: MS, GH **Ayes: IL, MS, GH, TGH**
Nays: **Abstentions:**
Comments: There were no other comments or questions.

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: MS, GH **Ayes: IL, MS, GH, TGH**
Nays: **Abstentions:**
Comments: There were no other comments or questions.

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: MS, TGH **Ayes: IL, MS, GH, TGH**
Nays: **Abstentions:**
Comments: Ms. Gainey Humphrey asked who CSA was and if there was a survey of the neighbors for the parking proposal. Ms. Simpson informed her that it was Cooper Square Acquisitions, an LLC which currently owns six parcels in the Block 1419. The off-street parking proposed will be secured with fencing and lighting for patients and employees of a medical practice at 602 Broadway. The redeveloper will be required to secure Zoning and other approvals. There were no other comments or questions.

Public Comments
None.

Old Business
None.

New Business
None.

Executive Session
None.

Chairperson's Remarks and Observations
None.

Adjournment
Ms. Sharma moved to adjourn the meeting, which was seconded by Mr. Harden and affirmed with Mr. Leonard calling to adjourn the meeting by voice vote affirmed. This meeting ended at approximately at 6:14 PM.