

The Board of Commissioners of the City of Camden Redevelopment Agency **held a Special Meeting on Wednesday, December 22, 2025**, via tele-/videoconference.

Chairman Ian Leonard called the meeting to order at 5:31 PM. Board Clerk Donna Arthur-Pettigrew called roll.

Present: **Ian Leonard, Christopher Collins, Gilbert Harden, Sr., Tasha Gainey Humphrey, and Jose Javier Ramos**
Absent: **Maria Sharma**
Attendees: **Olivette Simpson, Mark Asselta, Esq., Brown & Connery, LLP, Glynn Jones, Sulena Robinson-Rivera, and Donna Arthur-Pettigrew, CRA, Jack Layne, DCA Monitor, Virgilio De Los Santos, Redeveloper**

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: **November 12, 2025**
Motion: **GH, CC** **Ayes:** **IL, CC, GH, JR**
Nays: **Abstentions:** **TGH**

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: **December 22, 2025**
Motion: **GH, CC** **Ayes:** **IL, CC, GH, TGH, JR**
Nays: **Abstentions:**

Comments: Ms. Simpson thanked the staff and board for a productive year and wished a safe and prosperous new year to everyone. Mr. Leonard also thanked the board for its hard work throughout the year and offered Ms. Simpson and the board words of encouragement upon the loss of a loved one during the holiday season.

Redevelopment Project Presentations

None.

Resolutions for Review and Action

The resolutions below were presented for consideration.

12-22-25A Resolution Accepting the Audit Report for the Harrison Avenue Landfill Closure Escrow Fund Accounts for the Period October 1, 2024, to September 30, 2025, Prepared by Mercadien, P.C.

Motion: **JR, CC** **Ayes:** **IL, CC, GH, TGH, JR**
Nays: **Abstentions:**

Comments: Ms. Simpson deferred to Mr. Jones. Mr. Jones informed the board the audit report of the Harrison Avenue Landfill Closure Escrow Fund Accounts was distributed for the board's review as prepared by Mercadien. Mr. Jones explained that the report shows unmodified regulatory compliance but an adverse opinion regarding GAAP. This is due to the proscriptive regulations of the NJ Department of Environmental Protection that are not in conformance with GAAP. There were no other questions or comments.

Resolutions for Review and Action cont'd

12-22-25B Resolution Authorizing an Amendment to a Professional Services Agreement with TRC Environmental Corporation for Environmental and Licensed Site Remediation Professional Services in Connection with the Former Port-a-Pot Site Designated as Block 1182, Lots 5 & 21 of the City of Camden Tax Map to Extend the Term of the Agreement

Motion: GH, CC **Ayes:** IL, CC, GH, TGH, JR

Nays: **Abstentions:**

Comments: Ms. Simpson informed the board this resolution seeks authorization to extend the term of the contract with TRC Environmental Corporation for an additional one-year to complete the environmental assessment and investigation activities at the Site. There is no increase or cost adjustment to the contract. There were no other comments or questions.

12-22-25C Resolution Authorizing an Amendment to a Professional Services Agreement with D&B Engineers and Architects of New Jersey, P.C. for Environmental and Licensed Site Remediation Professional (LSRP) Services in Connection with the former Incinerator Site designated as Block 116, Lot 15 and the former Standard Oil Site Designated as Block 1181, Lot 1 of the City of Camden Tax Map to Extend the Term of the Agreement

Motion: CC, GH **Ayes:** IL, CC, GH, TGH, JR

Nays: **Abstentions:**

Comments: Ms. Simpson informed the board this resolution seeks authorization to extend the term of the contract with D&B Engineers and Architects for an additional one-year to complete the environmental assessment and investigation activities at the Site. There is no increase or cost adjustment to the contract. There were no other comments or questions.

12-22-25D Resolution Authorizing an Amendment to a Professional Services Agreement with H2M Associates, Inc. for Environmental and Licensed Site Remediation Professional Services in Connection with the Former RMH Automotive Site Designated as Block 1208, Lot 4 of the City of Camden Tax Map to Extend the Term of the Agreement

Motion: JR, CC **Ayes:** IL, CC, GH, TGH, JR

Nays: **Abstentions:**

Comments: Ms. Simpson informed the board this resolution seeks authorization to extend the term of the contract with H2M Associates, Inc. for an additional one-year to complete the environmental assessment and investigation activities at the Site. There is no increase or cost adjustment to the contract. There were no other comments or questions.

12-22-25E Resolution Authorizing a Third Amendment to a Redevelopment Agreement with Parkside Urban Renewal, LLC or its Permitted Assigns for Property known as 1487, 1489, and 1491 Princess Avenue for the Development of the Parkside Multi-Family Rental and Mixed-Use Redevelopment Project to Extend Certain Deadlines

Motion: CC, GH **Ayes:** IL, CC, GH, JR

Nays: **Abstentions:** TGH

Comments: Ms. Simpson informed the board that CRA owns 1487, 1489 and 1491 Princess Avenue and the redeveloper has requested a further extension of the deadlines in the Redevelopment Agreement to satisfy contract contingencies and acquire the CRA Property from December 31, 2025 to June 30, 2026. By granting the redeveloper's request the Redeveloper can align all the mortgage and tax credit financing closings that are in process with the New Jersey Housing and Mortgage Finance Agency and the New Jersey

Resolutions for Review and Action cont'd

Economic Development Authority (for the Aspire Program). Closings are expected to occur in the first quarter of 2026. There were no other comments or questions.

12-22-25F Resolution Designating Virgilio De Los Santos as the Redeveloper of Property Designated as Block 1004, Lot 13 of the City of Camden Tax Map for the New Construction of a Single-Family Residence in the Rosedale Redevelopment Area and Authorizing a Redevelopment Agreement and Cost Agreement with the Redeveloper

Motion: JR, CC **Ayes: IL, CC, GH, TGH, JR**

Nays: _____ **Abstentions:** _____

Comments: Ms. Simpson informed the board that CRA owns a 0.091-acre vacant unimproved lot at ES No 37th 380 No High Street designated as Block 1004, Lot 13. Mr. De Los Santos, the redeveloper, proposes to acquire the property for development of a single-family dwelling and related improvements, which will be occupied by the Redeveloper as a primary residence. The appraisal report has determined the fair market value of the property to be \$36,000.00, but the purchase price was negotiated to \$31,000.00.

Ms. Gainey-Humphrey asked several questions. Ms. Robinson-Rivera responded by stating the redeveloper currently resides in Pennsauken; has presented proof of available funds to finance the development; and presented photos of three other rehabs the redeveloper completed. Mr. De Los Santos was present at the meeting and was introduced to the board. There were no other comments or questions.

12-22-25G Resolution Authorizing the Sale of Property Designated as Block 1416, Lot 6 of the City of Camden Tax Map and Known as 576 Clinton Street to the Adjacent Property Owner in the Cooper Plaza Redevelopment Area

Motion: CC, GH **Ayes: IL, CC, GH, TGH, JR**

Nays: **Abstentions:**

Comments: Ms. Simpson informed the board that CRA owns a vacant lot known as 576 Clinton Street. Ms. Shanta Hunter is the adjacent property owner of 574 Clinton Street. The redeveloper proposes to acquire the property and consolidate the lot with her property for construction of a single-family residential dwelling which will be occupied as her primary residence. The purchase price is based on an appraisal of the fair market value of \$10,000.00. There were no other comments or questions.

12-22-25H Resolution Authorizing a Close Out of the HDRSF Grant For the Radio Lofts Building (Block 72, Lot 1 of the City of Camden Tax Map) and Release by the New Jersey Economic Development Authority of a Historic Preservation Restriction/Easement on Such Property by Repayment of Grant Funds Expended to Date for the Project When Such Funds Become Available to the Agency

Motion: CC, GH Ayes: IL, CC, GH, TGH, JR

Nays: **Abstentions:**

Comments: Mr. Asselta provided the background for this resolution. He stated the Radio Lofts building was originally planned for development of condominiums, but environmental conditions prevented this from moving forward. He stated that due to environmental issues and extent of deterioration of the building, it will be necessary to demolish the building on the site to proceed with redevelopment of the site. To accomplish demolition of the building it is necessary to close out the NJDEP's HDSRF Grant and to obtain a release of a Historic Preservation Restriction/Easement held by the NJEDA.

Resolutions for Review and Action cont'd

NJEDA has communicated with the CRA that it will close out the grant and release the Historic Preservation Restriction/Easement upon re-payment of the expended grant funds at such time that the amount needed becomes available to the CRA. CRA expects to receive written confirmation from NJEDA. The amount needed to repay the grant funds to NJEDA will become available to the CRA, either by a sale of the site or by way of an agreement with a public entity that has access to demolition funding. 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

Mr. Collins moved to adjourn the meeting, which was seconded by Mr. Ramos and affirmed with Mr. Leonard calling to adjourn the meeting and confirmed by voice vote. This meeting ended at approximately at 6:05 PM.