The Board of Commissioners of the City of Camden Redevelopment Agency **held a Regular Meeting on Wednesday, September 9, 2026,** 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, Chairperson; Maria Sharma, Vice Chairperson, Gilbert Harden, Sr., Treasurer, Christopher Collins, Tasha Humphrey, and Jose Javier Ramos**
Note: Ms. Humphrey arrived at 6:05 PM after a vote was taken for the Minutes.
Absent:
Attendees: **Olivette Simpson, Mark Asselta, Esq., Sulena Robinson-Rivera, Donna Arthur-Pettigrew, CRA, Jack Layne, DCA Monitor, Kingsley O., Camden Resident**

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: August 5, 12 and 19, 2026
Motion: MS, CC **Ayes: IL, MS, GH, CC, JR**
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: September 9, 2026
Motion: MS, CC **Ayes: IL, MS, GH, CC, TH, JR**
Nays: **Abstentions:**
Comments: Ms. Simpson reported on two matters, namely, CRA's participation in the City's nomination of eligible Census Tracts for designation in the Opportunity Zone Program 2.0 as investment areas for a ten-year period; and an update and next steps for CRA as to remedial activities and related work in connection with the former Harrison Avenue Landfill.

Ms. Simpson informed the board that the Opportunity Zones program was enacted as part of the 2017 Federal Tax Cuts and Jobs Act, which was made permanent in FY 2025. The Opportunity Zone program is a federal financing tool providing tax incentives for investment in low-income communities. Investment funds are directed to businesses or property located to designated Census Tracts or Zones. Municipalities and other stakeholders participated in a process administered by NJ Department of Community Affairs (DCA), to make recommendations to the Governor's office. The Governor's office will submit nominations to the US Treasury, for up to 129 eligible tracts of the 516 tracts available statewide.

For Camden, the seven (7) existing Opportunity Zone Census Tracts were renominated to preserve; Gateway, North Camden, Marlton, Whitman Park, Waterfront South, Cooper Grant/Central Waterfront and Central Business District/Cooper Plaza/Lanning Square and, the City nominated two additional eligible tracts - Dudley/East Camden and Parkside. The timeframe within which to respond was extremely tight. However, the City, CRA, and the Camden Community Partnership along with the support of the city's non-profit, corporate, faith-based, Eds and Meds communities, and resident leadership together in a crescendo to make the DCA submission timely and impactful.

Ms. Simpson gave a detailed report on the progress of the remediation at the former Harrison Avenue Landfill Site; now the Cramer Hill Waterfront Park and Kroc Center. She spoke of the nearing completion of the remedial actions, and the upcoming negotiations for related Agreements.

Redevelopment Project Presentations
None.

Resolutions for Review and Action

09-09-26A **Resolution Authorizing a Professional Services Agreement with Greenbaum, Rowe, Smith & Davis LLP to Provide Outside Legal Counsel Services in Connection with Agreements for the Cramer Hill Waterfront Park (formerly known as the Harrison Avenue Landfill) Designated as Block 809, Lots 7 and 13 of the Camden City Tax Map**

Motion: MS, CC **Ayes: IL, MS, GH, CC, TH, JR**
Nays: **Abstentions:**
Comments: There were no comments or questions.

09-09-26B **Resolution Authorizing an Amendment to A Shared Services Agreement with the County of Camden Improvement Authority for the Demolition of Certain Property Designated as Block 208, Lot 44 of the City of Camden Tax Map**

Motion: MS, GH **Ayes: IL, MS, GH, CC, TH, JR**
Nays: **Abstentions:**
Comments: Ms. Simpson gave a brief background; CRA is the owner of 527 Broadway (Block 208, Lot 44), a vacant, blighted 2-story commercial structure located on Broadway, a major commercial corridor in the city. She stated that it is reasonable in the furtherance of redevelopment along Boardway to arrange with CCIA the demolition of this structure, leading CRA to plan for its productive, reuse. CCIA currently has state grant resources to undertake the demolition and will include the building in its next bid.

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. Ramos and affirmed with a Roll Call vote by all Commissioners. This meeting ended at approximately 6:29 PM.