

The Board of Commissioners of the City of Camden Redevelopment Agency **held a Regular Meeting on Wednesday, August 13, 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, Tasha Gainey Humphrey, and Jose Javier Ramos
Absent: Christopher Collins and Gilbert Harden, Sr.
Attendees: Olivette Simpson, Mark Asselta, Esq., Mike DiPiero, Esq., Brown & Connery, LLP, Glynn Jones, Sulena Robinson-Rivera, Imani Jackson, and Donna Arthur-Pettigrew, CRA, Jack Layne, DCA Monitor, Nichoals Cangelosi, Dan Scannapieco, Michaels Development Group, Kevin Sheehan, Esq. Parker & McCay, PA and True Hunt, guest (entered at 6:30 PM and shortly disconnected with the executive session was going on)

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 13, 2025

Motion: MS, DD **Ayes:** IL, MS, DD, TGH, 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: August 6 and 13, 2025

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

Nays: **Abstentions:**

Comments: Ms. Simpson introduced the Alfred Cramer Urban Renewal, LLC team while informing the board Resolution D is the subject of a request from the redeveloper that CRA grant a license to permit prior to title closing the implementation of a soil surcharge program at Block 814, Lot 2 (preloading of clean soil at the site to reduce settlement and increase “soft” soil bearing capacity). Clean soil would be brought in at the redeveloper’s sole cost and expense to expedite construction of the housing to be built on the site.

Mr. Cangelosi of the Michaels Group/Alfred Cramer Urban Renewal LLC the redeveloper of the site thanked the board for their support. He also explained \$10 million in federal funding will expire next year, and the surcharge program will allow the site to be primed for the construction. This method will significantly reduce the construction time of the project by several months. He explained, clean filtered soil at a cost of about \$1 million, will be brought in and stockpiled at Block 814, Lot 2 at an elevation of about 15 feet, and once compaction has occurred, the soil would be removed at grade and used at the site or other CNI sites under construction.

Mr. Asselta assured the board that no expenses will be paid by the CRA it will be the responsibility of the redeveloper. If the redeveloper doesn’t proceed with the project the CRA gets the benefit of the site improvements.

Redevelopment Project Presentations

None.

Resolutions for Review and Action

The resolutions below were presented for consideration.

08-13-25A Resolution Authorizing an Amendment to Resolution 06-12-24A for a Brownfields Environmental Assessment Grant from the U.S. Environmental Protection Agency in the Amount of \$500,000.00 to Modify the Cooperative Agreement with EPA to Increase the Number of Sites and Clarify the Tax Lot Designations of the Sites

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

Nays: Abstentions:

Comments: There were no other comments or questions.

08-13-25B Resolution Authorizing a Professional Services Agreement with Brownfield Redevelopment Solutions, Inc. to Provide Environmental Management Services on an Hourly Rate Basis for a Total Amount Not to Exceed \$300,000.00

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

Nays: Abstentions:

Comments: There were no other comments or questions.

08-13-25C Resolution Authorizing a Professional Services Agreement with TTI Environmental Inc. to Provide Environmental Services for a Portion of the Andujar Park Site, Block 12, Lots 1, 3-9, 18-21 and Block 14, Lots 29-35, 37 on the City of Camden Tax Map in an amount not to exceed \$17,380.00

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

Nays: Abstentions:

Comments: There were no other comments or questions.

08-13-25D Resolution Authorizing a License Agreement with Alfred Cramer Urban Renewal, LLC to Permit Soil Work on CRA Property Known as Block 814, Lot 2 of the City of Camden Tax Map Prior to Closing to Prepare the Property for Redevelopment

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

Nays: Abstentions:

Comments: There were no other comments or questions.

08-13-25E Resolution Authorizing an Amendment to Resolution 04-09-25E that Authorized a Cost Agreement and Redevelopment Agreement with Parkside Business and Community in Partnership, Inc. or its Permitted Assigns for the Haddon, Princess, and Walnut Street Redevelopment Project to Increase the Number of Townhomes and Reduce the Number of City Owned Parcels and Authorizing the Acceptance of Certain Land Designated in Block 365, Block 1285, and Block 1286 of the City of Camden Tax Map from the City of Camden for the Project

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

Nays: Abstentions: TGH

Comments: There were no other comments or questions.

Resolutions for Review and Action (cont'd)

08-13-25F **Resolution Authorizing the Purchase of 919 Princess Avenue, Camden, New Jersey Designated as Block 365, Lot 6 of the City of Camden Tax Map Located in the Gateway Redevelopment Area from the Camden City School District for Purposes of Redevelopment**

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Tabled until the September Caucus due to lack of a voting quorum. Mr. Asselta advised Commissioners Ramos and Gainey-Humphreys to abstain from the vote due to conflicts.

08-13-25G **Resolution Authorizing an 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: MS, DD **Ayes:** IL, MS, DD, JR

Nays: **Abstentions:** TGH

Comments: Ms. Simpson reported the resolution was for the Parkside Business & Community in Partnership, Inc. (PBCIP) Parkside Place residential and commercial use project, which will be developed on Haddon Avenue adjacent to Virtua Our Lady of Lourdes Hospital. The redeveloper is preparing for a title and financing closing with the NJHMFA and requests a further extension of the deadlines set forth in the Redevelopment Agreement to December 31, 2025.

08-13-25H **Resolution Authorizing an Amendment to a Professional Services Agreement with Greenbaum, Rowe, Smith & Davis, LLP to Provide Outside Legal Counsel Services Relating to Agreements for Property Designated as Block 1449, Lots 3 and 6 of the Camden City Tax Map to Reduce the Scope of Legal Services and Contract Price**

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

Nays: **Abstentions:**

Comments: There were no other comments or questions.

Public Comments

None.

Old Business

None.

New Business

None.

Executive Session

Executive Session started at 6:30 PM and returned at 7:10 PM

Chairperson's Remarks and Observations

None.

Adjournment

Ms. Sharma moved to adjourn the meeting, which was seconded by Mr. Ramos and affirmed with Mr. Leonard calling to adjourn the meeting by voice vote affirmed. This meeting ended at approximately at 7:11 PM.