

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Monthly Caucus on Wednesday August 6, 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, Derek Davis, Christopher Collins, Gilbert Harden, Sr., and Jose Javier Ramos  
**Absent:** Tasha Gainey-Humphrey  
**Attendees:** Olivette Simpson, Mark Asselta, Sulena Robinson-Rivera, Donna Arthur-Pettigrew, CRA, Jack Layne, DCA Monitor, and Kingsley Obasi, a Camden City 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:** June 11, 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:** August 6 and 13, 2025

**Motion:** Ayes:

**Nays:** Abstentions:

**Comments:** Ms. Simpson provided several updates, including a current RFP for the Linden Street area of North Camden, a key westbound gateway corridor connecting Route 30 and I-676 to Downtown Camden. The site is bordered by Linden Street, 9th Street, 10th Street, Kimber Street, and Fern Street, and is surrounded by residential, commercial, and institutional uses.

She announced notice of an October 2025 groundbreaking hosted by the Coriell Institute for Medical Research for development of an \$80 million strategic innovation center that will include its headquarters, co-working space, and bio-research laboratory space for emerging biotech companies. The 45,000 square foot Center has significant financial support from the NJ Economic Development Authority and is the first such center in South Jersey. It is expected to create an estimated 100 construction related jobs, and 150 permanent jobs. Also, mentioned is the PBCIP Walnut and Princess residential project and two resolutions for site assembly expected for the board's consideration at the regular meeting. This preservation and stabilization project is in an area of Parkside that borders the planned Coriell Strategic Innovation Center.

#### **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:**            **Ayes:**

**Nays:**             **Abstentions:**

**Comments:**    Ms. Simpson reported even though CRA was awarded a brownfield assessment grant in June of 2024, those negotiations with EPA for the Cooperative Agreement were only recently finalized. The prior Resolution 06-14-24A will require amendment to the Cooperative Agreement with EPA to clarify the site locations and tax map designations, and to add five additional sites.

**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:**            **Ayes:**

**Nays:**             **Abstentions:**

**Comments:**    Ms. Simpson informed the board CRA advertises via a Request for Proposals (RFP) for environmental management services for work related to the Brownfields Program. The RFP was advertised in the Courier-Post and posted on CRA's website on June 27, 2025, and three (3) proposals were received in response. After evaluation of the proposals, a contract with Brownfield Redevelopment Solutions, Inc. (BRS) is recommended.

**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:**            **Ayes:**

**Nays:**             **Abstentions:**

**Comments:**    Ms. Simpson briefly discussed that in preparing for the remediation close out of northern portion of the Dominick Andujar Park site, it was concluded the northern portion could be combined with only a portion of southern park area (which did not require remedial actions). The bifurcated southern area will require the services of a LSRP as well as a boundary survey. A request for pricing was solicited from firms in the 2025 CRA Pre-Qualified List of Environmental and Engineering Firms for LSRP and environmental services. And, after evaluation, a contract with TTI Environmental, Inc. ("TTI") is recommended for its proposal in an amount not to exceed \$17,380.00.

### **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 a Roll Call vote by all Commissioners. This meeting ended at approximately 6:15 PM.