

The Board of Commissioners of the City of Camden Redevelopment Agency **held a Regular Meeting on Wednesday, March 12, 2025**, via tele-/videoconference.

Vice-Chairperson Maria Sharma called the Regular Meeting to order at 6:04 PM. Board Clerk Donna Arthur-Pettigrew called roll.

Present: Maria Sharma, Christopher Collins, Derek Davis, **Gilbert Harden, Sr., *Tasha Gainey Humphrey, and Jose Javier Ramos
Absent: Ian Leonard
Attendees: Olivette Simpson, Mark Asselta, Sulena Robinson-Rivera, Donna Arthur-Pettigrew, CRA, Jack Layne, DCA Monitor

*Commissioner Tasha Gainey-Humphrey arrived at 6:06 PM, however, due to technical difficulties the connection with the Meeting was lost at 6:19 PM and not recovered.

** Commissioner Gilbert Harden, Sr. temporarily lost connection at 6:08 PM, but reconnected at 6:10PM

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: February 12, 2025

Motion: CC, GH **Ayes:** MS, DD, CC, GH, JR

Nays: **Abstentions:**

Comments: Ms. Sharma 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: March 5 and 12, 2025

Motion: MS, CC **Ayes:** MS, DD, CC, GH, JR

Nays: **Abstentions:**

Comments: Ms. Simpson acknowledged that Mr. Matthew Daly, a principal from Mercadien, P.C. was present for a review of the audit report for the Harrison Avenue Landfill Escrow Accounts. Ms. Simpson also briefly discussed the work of CRA and BRS to establish three (3) areas in need of redevelopment designations in the city. Namely, an area of the Federal Street Corridor in Marlton Census Tract (which was recently designated by the NJ Department of Environmental Protection as a Brownfield Development Area), Knox Meadows II Site in Coopers Poynt of North Camden, and Yaffa Site in Bergen Square. In addition, Ms. Simpson gave a brief update on the Coriell project in the Gateway Redevelopment Area, Parkside Place One and Two mixed-use residential project in the Parkside Redevelopment Area, and Knox Meadows II Site in North Camden.

Redevelopment Project Presentations

None.

Resolutions for Review and Action

The resolutions below were presented for consideration.

03-12-25A Resolution Accepting the Audit Report of the Harrison Avenue Landfill Closure Escrow Fund Accounts for the Period from October 1, 2023, to September 30, 2024, Prepared by Mercadien, P.C.

Resolutions for Review and Action cont'd

Motion: CC, GH **Ayes:** MS, DD, CC, GH, TGH, JR

Nays: **Abstentions:**

Comments: Ms. Simpson introduced Matthew Daly of Mercadien, P.C. Mr. Daly provided a brief overview of the state's requirements for the audit of the former Harrison Avenue Landfill (HAL) Escrow Accounts. The use of funds within the escrow accounts are dedicated to the landfill closure and post-closure activities, and the release of such funds is subject to NJ DEP notice and approval. Mercadien's issued a unmodified opinion.

03-12-25B Resolution Authorizing a Professional Services Agreement with BL Companies Architects/ Engineers of New Jersey, Inc. (BL Companies) to Provide Licensed Site Remediation Professional Services for Remediation of the Borden Chemical Site Designated as Block 1184, Lot 5 of the City of Camden Tax Map for an Amount Not to Exceed \$44,535.00

Motion: GH, CC **Ayes:** MS, DD, CC, GH, TGH, JR

Nays: **Abstentions:**

Comments: No comments or questions.

03-12-25C Resolution Authorizing a Loan to the City of Camden Redevelopment Agency Division of Economic Development in the Amount of XXX from the U.S. Environmental Protection Agency Brownfields Revolving Loan Fund for the Remediation of the Borden Chemical Site Designated as Block 1184, Lot 5 of the City of Camden Tax Map

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: This Resolution was withdrawn by the Executive Director.

03-12-25D Resolution Authorizing a Pre-Qualified List of Environmental and Engineering Firms to Provide Professional Environmental Services for 2025-2026

Motion: CC, GH **Ayes:** MS, DD, CC, GH, TGH, JR

Nays: **Abstentions:**

Comments: No comments or questions.

03-12-25E Resolution Authorizing a Pre-Qualified List of Attorneys to Provide Legal Service for 2025-2026

Motion: CC, JR **Ayes:** MS, DD, CC, GH, JR

Nays: **Abstentions:**

Comments: No comments or questions.

03-12-25F Resolution Authorizing a Professional Services Agreement with Brown & Connery LLP to Provide General Counsel Legal Services for 2025 – 2026 for an Amount Not to Exceed \$100,000.00

Motion: JR, CC **Ayes:** MS, DD, CC, GH, JR

Nays: **Abstentions:**

Comments: No comments or questions.

Resolutions for Review and Action cont'd

03-12-25G Resolution Authorizing a Professional Services Agreement with Mercadien, P.C. to Provide Financial Auditing Services for the Fiscal Year January 1, 2024, to December 31, 2024, for an Amount Not to Exceed \$43,936.00

Motion: GH, CC **Ayes:** MS, DD, CC, GH, JR

Nays: **Abstentions:**

Comments: No comments or questions.

03-12-25H Resolution Authorizing a Pre-Qualified List of Appraisal Companies to Provide Services for 2025 – 2026

Motion: GH, CC **Ayes:** MS, DD, CC, GH, JR

Nays: **Abstentions:**

Comments: No 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. Harden and affirmed with a Roll Call vote by all Commissioners. This meeting ended at approximately 6:23 PM.