

The Board of Commissioners of the City of Camden Redevelopment Agency **held a Special Meeting on Monday, May 19, 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, Derek Davis, Christopher Collins, Gilbert Harden, Sr., and Jose Javier Ramos

**Absent:** Maria Sharma and Tasha Gainey-Humphrey

**Attendees:** Olivette Simpson, Mark Asselta, Glynn Jones, Sulena Robinson-Rivera, Imani Jackson, and Donna Arthur-Pettigrew, CRA, Jack Layne, DCA Monitor, Digesh Patel and Matthew Daly, Mercadian, P.C., and Kingsley Obasi (guest)

**NOTE:** Commissioner Ramos lost connection around 6:10 PM and re-entered at 6:16 PM

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:** April 2 and 9, 2025

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

**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:** May 7 and 19, 2025

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

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

**Comments:** Ms. Simpson said she was pleased to announce the Agency received notice of a \$650,000.00 U.S. Environmental Protection Agency (EPA) Brownfield Revolving Loan Fund supplemental grant. She also added, the CRA was the only agency in EPA's New Jersey's Region 2 to receive a competitive grant this funding cycle. She also mentioned the Agency applied for but did not receive a clean-up grant from EPA for the Yaffa site. She said we will re-submit an application to EPA in the fall.

#### **Redevelopment Project Presentations**

None.

#### **Resolutions for Review and Action**

The resolutions below were presented for consideration.

**05-19-25A** Resolution Authorizing an Amendment to a Shared Services Agreement with the City of Camden for the Management of Funding and Environmental Services for the Elijah Perry Park Designated as Block 544, Lot 1 of the City of Camden Tax Map in the Centerville Redevelopment Area

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

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

**Comments:** Mr. Asselta advised Commissioner Collins to abstain from the vote due to a conflict. There were no other comments or questions.

**Resolutions for Review and Action (cont'd)**

**05-19-25B**      **Resolution Authorizing an Amendment to a Shared Services Agreement with the City of Camden for the Management of Funding and Environmental Services for the Dominick Andujar Park Site Designated as Block 12 Lots 1, 3-9 & 18-21, and Block 14 Lots 30-35, and 37 of the City of Camden Tax Map in the North Camden Neighborhood**

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

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

**Comments:** Mr. Asselta advised Commissioner Collins to abstain from the vote due to a conflict. There were no other comments or questions.

**05-19-25C**      **Resolution Accepting the Annual Audit of the City of Camden Redevelopment Agency for The Fiscal Year Ending December 31, 2023, as Prepared by Mercadian, P.C.**

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

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

**Comments:** Ms. Simpson introduced Digesh Patel, a Principal and Matthew Daly, a Director of Mercadian to discuss the annual audit report for 2023. She deferred to Mr. Jones. Mr. Jones stated the audit resulted in an unmodified opinion. Mr. Patel thanked the CRA for their assistance and cooperation during the Audit. He stated the firm is issuing an unmodified opinion of the CRA's financial statements. He also stated a finding was issued as the books and records were not closed out timely. Mr. Patel stated the audit process was a team effort by the CRA's Executive Director, Finance Director and staff. There were no other comments or questions.

**05-19-25D**      **Resolution Certifying that Each Member of the City of Camden Redevelopment Agency Board of Commissioners Has Personally Reviewed the Annual Audit Report for Fiscal Year Ending December 31, 2023**

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

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

**Comments:** There were no other comments or questions.

**05-19-25E**      **Resolution Adopting a Cash Management Plan for the City of Camden Redevelopment Agency for January 1, 2025, to December 31, 2025**

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

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

**Comments:** There were no other comments or questions.

**05-19-25F**      **Resolution Authorizing a Further Extension of a Leave of Absence from Employment with the City of Camden Redevelopment Agency for Vincent Basara**

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

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

**Comments:** There were no other comments or questions.

**Resolutions for Review and Action (cont'd)**

**05-19-25G      Resolution Authorizing a Professional Service Agreement with J. McHale & Associates, Inc. for Appraisal Services in an Amount not to Exceed \$4,000.00 for Certain Property in the Admiral Wilson North Redevelopment Area Designated as Block 1210, Lot 1 of the City of Camden Tax Map**

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

**Nays:**      **Abstentions:**

**Comments:** Ms. Simpson stated a Request for Pricing was issued to the Agency's Pre-Qualified List of Appraisers. A price proposal submitted by J. McHale & Associates was the only respondent. She reminded the board, CRA is the redevelopment entity for the Admiral Wilson North Redevelopment Area. CRA intends to designate a redeveloper for a portion of the AWB site. The city owns the property but intends to enact an ordinance conveying the land to the CRA, and the CRA will convey the site to a redeveloper. The redeveloper will be required to bear the cost for the appraisal. Ms. Simpson also stated a notice to proceed will be given to the appraiser, after a cost agreement is in place. There were no other comments or questions.

**05-19-25H      Resolution Authorizing a Professional Service Agreement with J. McHale & Associates, Inc. for Appraisal Services in an Amount not to Exceed \$4,500.00 for Certain Property in the Gateway Redevelopment Area Designated as Block 1302, Lot 1 of the City of Camden Tax Map**

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

**Nays:**      **Abstentions:**

**Comments:** Ms. Simpson stated a Request for Pricing was issued to the Agency's Pre-Qualified List of Appraisers. A price proposal was submitted by J. McHale & Associates, and they were the only respondent. She reminded the board, CRA is the redevelopment entity for the Gateway Redevelopment Area. CRA intends to designate a redeveloper for the former Reliable Tire site. The city owns the property but intends to enact an ordinance conveying the land to the CRA, and the CRA will convey the site to a redeveloper. The redeveloper will be required to bear the cost for the appraisal. Ms. Simpson also stated a notice to proceed will be given to the appraiser, after a cost agreement is in place. There were no other comments or questions.

**05-19-25I      Resolution Authorizing a Professional Service Agreement with XXX for Legal Services in an Amount not to Exceed XXX in Connection with Certain Property in the Gateway Redevelopment Area Designated as Block 1449, Lots 3 and 6 of the City of Camden Tax Map**

**Motion:**      **Ayes:**

**Nays:**      **Abstentions:**

**Comments:** This Resolution was withdrawn from the agenda.

**Public Comments**

None.

**Old Business**

None.

**New Business**

None.

**Executive Session**

None.

**Chairperson's Remarks and Observations**

None.

**Adjournment**

Mr. Ramos moved to adjourn the meeting, which was seconded by Mr. Collins and affirmed with Mr. Leonard calling to adjourn the meeting by voice vote affirmed. This meeting ended at approximately at 6:38 PM.