

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Monthly Caucus on Wednesday, May 7, 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, Christopher Collins, Gilbert Harden, Sr., Tasha Gainey-Humphrey, and Jose Javier Ramos

Absent:

Attendees: Olivette Simpson, Mark Asselta, Sulena Robinson-Rivera, Imani Jackson, Donna Arthur-Pettigrew, CRA, Jack Layne, DCA Monitor

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: 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: May 7 and 14, 2025

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson provided updates regarding the CRA's redevelopment planning efforts for the Federal Street Corridor sites in Marlton, Knox Meadows site in North Camden and the Yaffa Site in Bergen Square. Other discussion items included the NJ Economic Development Authority (EDA) upcoming release of an RFP for redevelopment of the former Prison Site. She expressed that resolutions may be presented to City Council for the June Meeting, which would allow the planners to begin the investigation of sites for suitability for an area in need of redevelopment designation. She also offered that Brown & Connery will be legal counsel for the redevelopment planning effort.

Redevelopment Project Presentations

None.

Resolutions for Review and Action

The resolutions below were presented for consideration.

05-14-25A 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: Ayes:

Nays: Abstentions:

Resolutions for Review and Action (cont'd)

Comments: Ms. Simpson began by providing an update of the Elijah Perry Park Site; and the brownfield clean-up of a small area on the Ferry Avenue side of the park – directly across from the Ferry Street Library. Because the cleanup is not yet complete at the park, the term of the Shared Services Agreement with the City will need to be extended. A proposed two-year term extended until September of 2027 was discussed, or alternatively, until available funds expire, or the project is complete. Ms. Simpson added an update of progress made by Camden Community Partnership for additional Park Improvements; including securing an award of a Green Acres grant for additional amenities and City and CCP are working through agreements with the city prior to the issuance of a bid for the park improvements work.

05-14-25B 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: **Ayes:**

Nays: **Abstentions:**

Comments: Ms. Simpson provided a Park update; informing the board Phase I of the clean-up in the northern section of the park is now complete, and compliance reports are being filed with NJDEP. Because CRA has not completed the remedial activities for several remaining areas of the park, it is necessary to extend the term of the Shared Services Agreement with the city. She proposed the authorization of an additional term through the earlier of May 30, 2026, or completion of the Project.

05-14-25C Resolution Accepting the Annual Audit of the City of Camden Redevelopment Agency for The Fiscal Year Ending December 31, 2023, as Prepared by Mercadien, P.C.

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Ms. Simpson informed the board the annual audit for 2023 is complete. Mr. Digesh Patel, a principal with Mercadian P.C., will be present at the regular meeting to discuss the audit results.

05-14-25D 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: **Ayes:**

Nays: **Abstentions:**

Comments: Ms. Simpson advised the Commissioners, members are required by the state to provide a certification they have read the annual audit report, specifically, as to sections of the report entitled “Comments and Recommendations.”

05-14-25E Resolution Adopting a Cash Management Plan for the City of Camden Redevelopment Agency for January 1, 2025, to December 31, 2025

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Ms. Simpson advised the Commissioners; the Division of Local Government Services requires the local authority to approve a cash management plan as a guide in depositing and investing its funds with identified banking institutions.

Resolutions for Review and Action (cont'd)

05-14-25F Resolution Authorizing a Further Extension of a Leave of Absence from Employment with the City of Camden Redevelopment Agency for Vincent Basara

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Ms. Simpson reminded the board Mr. Basara has been on leave to the city from CRA since 2014; he is currently engaged by the city as the Director of Communications. The State requires authorization of his leave of absence on an annual basis for pension purposes.

Public Comments

None.

Old Business

None.

New Business

Ms. Simpson introduced Ms. Imani Jackson as the agency's new hire in the position of Senior Accountant.

Executive Session

None.

Chairperson's Remarks and Observations

None.

Adjournment

Mr. Collins moved to adjourn the meeting, which was seconded by Ms. Sharma and affirmed with a Roll Call vote by all Commissioners. This meeting ended at approximately 6:23 PM.