

The Board of Commissioners of the City of Camden Redevelopment Agency **held a Regular Meeting on Wednesday, November 12, 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, Christopher Collins, Gilbert Harden, Sr., and Jose Javier Ramos

**Absent:** Tasha Gainey-Humphrey

**Attendees:** Olivette Simpson, Mark Assetta, Glynn Jones, Imani Jackson-Scott, Donna Arthur-Pettigrew, CRA, Jack Layne, DCA Monitor, and Kingsley Obasi, Camden 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:** October 1 and 8, 2025

**Motion:** MS, GH      **Ayes:** IL, MS, CC, GH, 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:** November 12, 2025

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

**Nays:**      **Abstentions:**

**Comments:** Ms. Simpson gave the board an update on the redevelopment planning for the Federal Street Corridor, Knox Meadows II Site and the Yaffa Site. Ms. Simpson shared the community engagement strategy, having several opportunities for stakeholders and residents to participate in the process. For example, a minimum of two community meetings in each area either virtually or in person is to be achieved. The areas in need of redevelopment investigation reports for redevelopment area designation are expected to be heard by the City's Planning Board December, and the redevelopment plans in January 2026. The AINR reports and redevelopment plans will be available to the public. Council actions are expected in February or March 2026. She acknowledged the hard work by the City's Department of Planning & Development, CRA, Mark Assetta, and BRS.

#### Redevelopment Project Presentations

None.

## **Resolutions for Review and Action**

- 11-12-25A Resolution Authorizing a Professional Services Agreement with BEM Systems to Provide Professional Environmental Consulting Services for Quarterly Groundwater Monitoring at the Cramer Hill Waterfront Park (formerly known as the Harrison Avenue Landfill) Designated as Block 809, Lots 7 and 13 of the City of Camden Tax Map for an Amount Not to Exceed \$173,948.04**

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

**Nays:**      **Abstentions:**

**Comments:** Ms. Simpson reminded the board the Agency continues to have remediation obligations at the Cramer Hill Waterfront Park in connection with the former Harrison Avenue Landfill closure. Additional environmental services, including LSRP services are required for oversight of the investigation and remediation of on-site and off-site groundwater contamination related to the former landfill as well as compliance with the air quality permit and associated reporting. CRA issued a Request for Pricing to its pre-qualified list of environmental firms and twelve (12) firms responded. BEM Systems submitted a price quote of \$173,948.04, which upon evaluation was found to be the most responsible proposal based on their pricing and site-specific knowledge. The work will be funded with state Hazardous Discharge Site Remediation Program grant. There were no other comments or questions.

- 11-12-25B Resolution Authorizing a Contract with The Ambient Group, LLC for the Environmental Remediation of the Former Borden Chemical Site located at 1625 Federal Street Designated as Block 1184, Lot 5 of the City of Camden Tax Map for an Amount Not to Exceed \$893,731.60**

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

**Nays:**      **Abstentions:**

**Comments:** Ms. Simpson stated the Site is City-owned. The site is an active case within the NJDEP. Based on environmental assessments conducted to date, site soils contain elevated levels of contamination. This includes historic fill and other contaminants exceeding NJDEP standards. For future reuse the Site requires remedial actions inclusive of site-wide capping (certain areas in concrete), hot spot removal, and for groundwater – well installation and subsequent monitoring. The CRA issued an invitation for bid in October for the required environmental remediation services. Three bidders responded. The lowest responsible bidder to perform the environmental remediation was The Ambient Group, LLC with a bid for \$893,731.60. There were no other comments or questions.

- 11-12-25C Resolution Authorizing a Professional Services Agreement with Lum, Drasco & Positan LLC to Provide Outside Legal Counsel Services for a Sub-Lease Agreement for Property Designated as Block 1449, Lots 3 and 6 of the Camden City Tax Map for an Amount not to Exceed \$10,000.00**

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

**Nays:**      **Abstentions:**

**Comments:** Ms. Simpson informed the board CRA owns property known as the Alpha/Cutler Metals Property designated as Block 1449, Lots 3 and 6 of the City Tax Map and located in the Gateway Redevelopment Plan area. The consent of CRA and NJDEP are required for any new/additional uses or changes/improvements to the property. The 1035 Line Company, the redeveloper, is an affiliate of Campbells. The redeveloper has requested CRA/NJDEP's consent to a contemplated sub-lease to a third party for the use of a portion of the property as a temporary construction laydown area and potential contractor parking. CRA requires legal services to assist in negotiating the terms and conditions for a sub-lease agreement. CRA, accordingly, issued a request for pricing to Lum, Drasco & Positan LLC. They responded to the CRA's solicitation for legal services with a price proposal in an amount not to \$10,000.00. The cost of legal services will be paid by the redeveloper. There were no other comments or questions.

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

**11-12-25D Resolution Authorizing Consent to Assignment and Assumption of Infrastructure Mortgage Note, Infrastructure Loan Agreement, Infrastructure Mortgage and Redevelopment Agreement for the Antioch I Project Located at 699 Ferry Avenue, Camden, NJ and Known as Block 532, Lot 25 and Vacated Portion of Van Buren Street of the City of Camden Tax Map**

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

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

**Comments:** Ms. Simpson began by providing some background for companion Resolutions 11-12-25D and Resolution 11-12-25E. The Antioch Baptist Church served as the sponsor entity for two affordable senior housing projects in Camden. Ingerman Affordable Housing, through an affiliate, developed and managed these properties. After some discussion, Ms. Simpson called upon Mr. Asselta to provide the legal context. He informed the board that in 2005 the CRA assisted the New Jersey Economic Recovery Board ("ERB") in providing grants for affordable housing developments which were financed through the New Jersey Housing & Mortgage Finance Agency ("NJHMFA"), and in the tax credit financing, these grants had to be cast as loans with a mortgage/note back to CRA. It also requires consent of CRA and NJHMFA to the sale of the property. The current owner is selling his entire New Jersey portfolio (consisting of about 48 or so affordable development sites) and the consent of the CRA and NJHMFA is needed before the sale can be moved forward.

Mr. Harden asked if the residents will still be able to reside in the units. Mr. Asselta informed him that no one is being displaced, the property management company is selling to a new management company. Ms. Simpson also stated Mr. Ingerman the current owner is retiring but will be consulting with the new owners for at least a five-year period to facilitate the transfer of ownership. They have spoken to Antioch Baptist Church's leadership about the transfer and expect to meet with the residents after the closing.

**11-12-25E Resolution Authorizing Consent to Assignment and Assumption of Infrastructure Mortgage Note, Infrastructure Loan Agreement and Infrastructure Leasehold Mortgage for the Antioch II Project Located at 697 Ferry Avenue, Camden, NJ and Known as Block 531, Lot 1, of the City of Camden Tax Map**

**Motion:** CC, MS      **Ayes:** IL, MS, DD, 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 Ms. Sharma and affirmed with a Roll Call vote by all Commissioners. This meeting ended at approximately 6:24 PM.