

The Board of Commissioners of the City of Camden Redevelopment Agency **held a Regular Meeting on Wednesday, September 10, 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, Christopher Collins, Gilbert Harden, Sr., Tasha Gainey Humphrey, and Jose Javier Ramos
Absent: Maria Sharma
Attendees: Olivette Simpson, Mark Asselta, Esq., Brown & Connery, LLP, Glynn Jones, Sulena Robinson-Rivera, and Donna Arthur-Pettigrew, CRA, Jack Layne, DCA Monitor, 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: August 6 and 13, 2025
Motion: MS, DD **Ayes:** IL, CC, GH, TGH, 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: September 3 and 10 2025
Motion: CC, GH **Ayes:** IL, CC, GH, TGH, JR
Nays: **Abstentions:**
Comments: Ms. Simpson read into the record Resolution 09-10-25A recognizing Commissioner Davis for his service at the CRA.

Redevelopment Project Presentations

None.

Resolutions for Review and Action

The resolutions below were presented for consideration.

09-10-25A Resolution Recognizing the Distinguished Service of Commissioner Derek Davis with the City of Camden Redevelopment Agency
Motion: CC, GH **Ayes:** IL, CC, GH, TGH, JR
Nays: **Abstentions:**
Comments: There were no other comments or questions.

09-10-25B Resolution Authorizing an Application for and Acceptance of a Grant from the New Jersey Hazardous Discharge Site Remediation Fund in an Amount Not to Exceed \$2,011,494.00 for Remedial Action at the Borden Chemical Site Located at 1625 Federal Street and Designated as Block 1184, Lot 5 of the City of Camden Tax Map
Motion: **Ayes:** IL, CC, GH, TGH, JR
Nays: **Abstentions:**
Comments: There were no other comments or questions.

Resolutions for Review and Action (cont'd)

09-10-25C **Resolution Authorizing the Purchase of 919 Princess Avenue, Camden, New Jersey Designated as Block 365, Lot 6 of the City of Camden Tax Map Located in the Gateway Redevelopment Area from the Camden City School District for Purposes of Redevelopment**

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

Nays: **Abstentions:** TGH

Comments: Voted on during the Caucus.

09-10-25D **Resolution Amending Resolution 06-11-25E that Authorized a Shared Services Agreement with the City of Camden for Affirmative Action and Compliance Officer Services to Reflect that the Services Will be Provided by an Amendment to the Existing Agreement and Not by a New Agreement**

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

Nays: **Abstentions:** CC

Comments: There were no other comments or questions.

09-10-25E **Resolution Authorizing an Agreement with Camden County One-Stop/WorkFirst New Jersey to Participate in the Community Work Experience Program (CWEP)**

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

Nays: **Abstentions:**

Comments: There were no other comments or questions.

09-10-25F **Resolution Authorizing an Amendment to a Redevelopment Agreement with Redeveloper Alfred Cramer Urban Renewal, LLC for the Construction of Low- and Moderate-Income Housing on Certain Property in Blocks 818, 822, and 814 of the City of Camden Tax Map to Update the Schedule of Appraised Values for Properties to be Acquired for the Project**

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

Nays: **Abstentions:**

Comments: Ms. Simpson stated this Resolution was added to amend the Redevelopment Agreement with Alfred Cramer Urban Renewal, LLC to reflect updated appraised values for the properties acquired for the development site. There were no other 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 Mr. Leonard calling to adjourn the meeting by voice vote affirmed. This meeting ended at approximately at 6:17 PM.