

The Board of Commissioners of the City of Camden Redevelopment Agency **held its Monthly Caucus on Wednesday, April 1, 2026**, 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, Gilbert Harden, Sr., and Tasha Gainey-Humphrey
Absent: Christopher Collins and Jose Javier Ramos
Attendees: Olivette Simpson, Mark P. Asselta, Esq., Brown & Connery, LLP, Glynn Jones, Sulena Robinson-Rivera, and 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: March 4 and 11, 2026

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: April 1, 2026

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson informed the board that her report will be deferred until the Regular Meeting.

Redevelopment Project Presentations

None.

Resolutions for Review and Action

The resolutions below were presented for consideration.

04-08-26A Resolution Authorizing an Agreement of Sale with the County of Camden Improvement Authority for the Radio Lofts Building at 100 Cooper Street Designated as Block 72, Lot 1 of the City of Camden Tax Map in the Downtown Redevelopment Plan to Facilitate the Demolition of the Building and Redevelopment of the Site

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson reminded the board CRA is the owner of property known as the Radio Lofts Building located at 100 Cooper Street, which is improved by a 10-story vacant industrial building previously owned by RCA. CRA acquired the building from a successor in ownership for RCA. She remarked that the building has been vacant for many years and due to environmental issues and deterioration it will be necessary to demolish the structure to enable redevelopment to go forward at the Project Site. The Camden County Improvement Authority ("CCIA") has access state grants funds for demolition and proposes to purchase and demolish the building. The purchase price for conveyance of the property is \$1,262,089.07, which is the equivalent to the amount needed by CRA to repay grant funds previously disbursed to CRA by the New Jersey Economic Development Authority ("EDA") for environmental cleanup activities at the Project Site.

Resolutions for Review and Action cont'd

The repayment of the EDA grant funds, and close-out of the EDA grant is required to secure a release of a Historic Preservation Restriction/Easement held by the EDA. These actions are necessary. Mr. Asselta stated the main priority of CRA, and the city is to get the building down as rehabilitation as previously intended is no longer a feasible option.

04-08-26B Resolution Terminating the Redeveloper Designation and Related Agreements with Elite Holdings IV, LLC for SE 19th Street and Carman Street Designated as Block 1210, Lot 1 of the City of Camden Tax Map

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Ms. Simpson informed the board that Elite Holdings IV, LLC was designated as Redeveloper of the Project Site for purposes of developing a proposed auto repair and fabrication facility. CRA and Elite have mutually agreed it is in the best interests of the CRA and Elite to terminate the redeveloper designation and any related agreements to enable CRA to market the site for redevelopment by others.

04-08-26C 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, Lot 29, 30-35, and 37 of the City of Camden Tax Map and to Cause Remedial Activities to be Conducted at Block 14, Lot 29 and to Extend the Term of the Agreement

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Ms. Simpson informed the board that it is necessary to extend the term of the Shared Services Agreement for an additional year to allow the CRA to use available brownfield funds to assess and investigate Block 14, Lot 29, and remediate the site, if necessary.

04-08-26D 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 stated that Mr. Basara has been on leave from CRA since 2014 and is currently engaged by the City. The State requires authorization of his leave of absence on an annual basis in order to preserve his pension and benefits status. Ms. Simpson noted that during the period of Mr. Basara's leave the Agency is not responsible for his salary, benefits, or pension.

Public Comments

None.

Old Business

None.

New Business

None.

Executive Session

None.

Chairperson's Remarks and Observations

None.

Adjournment

Ms. Gainey-Humphrey 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 6:22 PM.