

The Board of Commissioners of the City of Camden Redevelopment Agency **held a Regular Meeting on Wednesday, August 12, 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, Chairperson; Maria Sharma, Vice Chairperson, Christopher Collins, Tasha Humphrey, and Jose Javier Ramos
Note: Mr. Ramos arrived at 6:07 PM after a vote was taken for the Minutes and ED Report.

Absent: Gilbert Harden, Sr., Treasurer

Attendees: Olivette Simpson, Mark Asselta, Esq., Glynn Jones, Sulena Robinson-Rivera, Imani Jackson-Scott, Donna Arthur-Pettigrew, CRA, Jack Layne, DCA Monitor, Wayne Newsom, principal, Newsom Construction & Services, LLC; including, Rod Ritchie (Engineer) Jack Parry (Architect) and Marc (Note: last name not given), (Financial).

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:

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

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: August 12, 2026

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

Nays: **Abstentions:**

Comments: Ms. Simpson thanked the board for their support in CRS's successful submission to US EPA for a brownfield cleanup grant for the Yaffa Site in the amount of \$2,500,000.00. A redevelopment plan is underway and should be in place by the end of the year. The site is in distressed neighborhood, and the work we do is significant, and in alignment with Mayor Carstarphen's vision for uplifting this neighborhood.

Ms. Simpson also stated the audit for the year ending December 31, 2025, is complete and has been reviewed by CRA staff. The draft audit is ready for consideration by the board. Simpson requested the audit resolutions on the Agenda be tabled and heard at a special meeting. The Special Meeting will be held on Wednesday, August 19 at 5:00 PM for the board's consideration and acceptance for submission to DLGS by the August 31, 2026, deadline.

Redevelopment Project Presentations

None.

Resolutions for Review and Action

08-12-26A **Resolution Authorizing a Shared Services Agreement with the City of Camden for the Management of Funding and Environmental Services for 1306 So. 6th Street Designated as Block 340, Lot 35 of the City of Camden Tax Map**

Motion: Ayes:

Nays: **Abstentions:**

Comments: This resolution was removed from the Agenda due to the lack of a quorum.

08-12-26B **Resolution Authorizing a Third Amendment to Resolution 03-09-22A for a Shared Services Agreement with the City of Camden for the Management of Funding and Environmental Services for Certain Property in Block 331 of the City of Camden Tax Map**

Motion: Ayes:

Nays: **Abstentions:**

Comments: This resolution was removed from the Agenda due to the lack of a quorum.

08-12-26C **Resolution Authorizing a Professional Services Agreement with Marmero Law, LLC to Provide Outside Legal Counsel Services Regarding Agreements for Property Designated as Block 1449, Lots 3 and 6 of the Camden City Tax Map for an Amount not to Exceed \$5,000.00**

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

08-12-26D **Resolution Authorizing a Professional Services Agreement with XXX to Provide Outside Legal Counsel Services for the Acquisition of Certain Property from the Camden City School District Designated as Block 365, Lot 6 and Block 1104, Lot 53 of the City of Camden Tax Map for an Amount Not to Exceed XXX**

Motion: Ayes:

Nays: **Abstentions:**

Comments: This resolution was removed from the Agenda the Request for Pricing will be reissued.

08-12-26E **Resolution Designating Newsom Construction & Services, LLC as the Redeveloper of Certain Land Designated as Block 556, Lots 38, 39, 48 and 49 of the City of Camden Tax Map Located in the Centerville Redevelopment Area and Authorizing a Redevelopment Agreement and Cost Agreement with the Redeveloper for the New Construction of Four Residential Units**

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

08-12-26F **Resolution Authorizing the City of Camden Redevelopment Agency to Use Procurement Cards**

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

Resolutions for Review and Action (cont'd)

08-12-26G Resolution Accepting the Annual Audit of the City of Camden Redevelopment Agency for the Fiscal Year Ending December 31, 2025, as Prepared by Mercadien, P.C.

Motion: Ayes:

Nays: Abstentions:

Comments: This resolution was removed from the Agenda to be presented during a Special Meeting.

08-12-26H 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, 2025

Motion: Ayes:

Nays: Abstentions:

Comments: This resolution was removed from the Agenda to be presented during a Special Meeting.

Public Comments

Ms. Simpson recognized the Newsom Construction & Services, LLC team for attending. She also thanked Mr. Newsom. Mr. Newsom introduced his team, remarking that they are very excited about starting the project.

Old Business

None.

New Business

None.

Executive Session

None.

Chairperson's Remarks and Observations

None.

Adjournment

Ms. Sharma moved to adjourn the meeting, which was seconded by Mr. Collins and affirmed with a Roll Call vote by all Commissioners. This meeting ended at approximately 6:15 PM.