

The Board of Commissioners of the City of Camden Redevelopment Agency **held its Monthly Caucus on Wednesday, August 5, 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, Tasha Humphrey and Jose Javier Ramos
Absent: Christopher Collins and Gilbert Harden, Sr.
Attendees: Olivette Simpson, Mark P. Asselta, Esq., Brown & Connery, LLP, Glynn Jones, Sulena Robinson-Rivera, Imani Jackson Scott, and Donna Arthur-Pettigrew, CRA, Jack Layne, DCA Monitor, Wayne Newsom, Newsom Construction & Services, LLC

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: June 10, 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: August 5, 2026

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson asked Ms. Robinson-Rivera to present the background discussion for the designation of a redeveloper for the Centerville Redevelopment Area.

Ms. Robinson-Rivera informed the board, regarding Resolution 08-12-26E, Newsom Construction & Services LLC, proposes to develop four (4) units of rental housing to be constructed on vacant lots in the Centerville neighborhood. The site located at the intersection of Central and Mulford Streets was inspected by Ms. Simpson and Ms. Robinson-Rivera. An appraisal was secured for the properties (valued at \$7,100.00 p/lot).

Ms. Simpson stated the vacant lots are owned currently by the City of Camden, and a request for Council Action to transfer the lots to the CRA will be presented at the next available meeting of City Council.

Redevelopment Project Presentations

None.

Resolutions for Review and Action

The resolutions below were presented for consideration.

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:

Resolutions for Review and Action cont'd

Comments: Ms. Simpson informed the board that the City owns 1306 So. 6th Street Site is owned by the City of Camden and consists of 1.5-acres located in a commercial industrial area of the Bergen Square Neighborhood. The Site is currently vacant, and the City of Camden has received a notice of violation from the New Jersey Department of Environmental Protection (“NJDEP”) for operating a solid waste facility without a permit. The violation has not been removed, even though the city has somewhat cleaned up the site. The City has requested that the CRA conduct preliminary Site assessment activities. A CRA U.S. Environmental Protection Agency (“EPA”) Federal Street Brownfield Assessment Grant is the source of funds that will be used to conduct this work. EPA has determined the use of funds to be eligible for the purposes outlined above.

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: Ms. Simpson informed the board that an amendment to the SSA is necessary to include the EPA grant as a source of funding to remediate the Project Site. CRA, on behalf of the City applied for, and was awarded an U.S. Environmental Protection Agency (“EPA”) Brownfield Cleanup Grant not to exceed \$2.5 million dollars to address the remediation of contamination at the Project Site.

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: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson informed the board that the CRA owns property known as the Alpha/Cutler Metals Property designated as Block 1449, Lots 3 and 6. The Redeveloper requested a Second Amendment to the Ground Lease Agreement with CRA to permit the sub-lease of a portion of the property to be used as a temporary construction laydown area. The additional use of the Property requires the consent of CRA and NJDEP. NJDEP does not object to this use. CRA requires outside legal services to complete the negotiations of a second amendment to the ground lease agreement and any related agreements, and for a sub-lease for the property. Our council is conflicted and cannot provide legal assistance in this transaction.

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: Ms. Simpson informed the board that CRA seeks to acquire certain property from the Camden City School District to assemble land for redevelopment purposes. The Camden City School District is the owner of property described as 919 Princess Ave., which is a vacant .225-acre, unimproved lot located in the Gateway Redevelopment area and 2930 Saunders Street which is a vacant, unimproved lot located in the Saunders & North 30th Street Redevelopment area. CRA requires outside legal counsel services for acquisition of the two parcels from Camden City School District. CRA’s outside general counsel has a conflict and cannot provide legal assistance with this transaction.

Resolutions for Review and Action cont'd

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: Ayes:

Nays: Abstentions:

Comments: Mr. Newsom informed the board that his team is eager to help with the revitalization of the City of Camden, and the productive reuse of vacant lots. Construction of affordable housing units on these lots will help the community to thrive.

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

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson informed the board that the CRA is requesting the use of procurement cards for very specific purposes in compliance with state guidelines. The Finance Director will be authorized to use a procurement card, and the Finance Office will prepare the appropriate policies and procedures for its use.

Public Comments

None.

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. Ramos and affirmed with a Roll Call vote by all Commissioners. This meeting ended at approximately 6:39 PM.