

The Board of Commissioners of the City of Camden Redevelopment Agency **held a Special Meeting on Wednesday, February 11, 2026**, via tele-/videoconference.

Chairman Ian Leonard called the meeting to order at 5:05 PM. Board Clerk Donna Arthur-Pettigrew called roll.

Present: Ian Leonard, Christopher Collins, Gilbert Harden, Sr., and Tasha Gainey Humphrey
Absent: Maria Sharma and Jose Javier Ramos
Attendees: Olivette Simpson, Mark Asselta, Sulena Robinson-Rivera, Imani Jackson-Scott, Donna Arthur-Pettigrew, CRA, Jack Layne, DCA Monitor, Digesh Patel and Matthew Daly, Mercadien, P.C.

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: January 7 and 14, 2026

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

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: February 4 and 19, 2026

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

Nays: **Abstentions:**

Comments: Ms. Simpson informed the board the firm Mercadien, P.C. represented by Digesh Patel, a principal, and Matthew Daly, Managing Director, were present to discuss the audit and related resolutions.

She also informed the board that the final report of the 2013 US EPA Brownfield Revolving Loan Fund (RLF) Grant will be sent out to board members. She summarized the achievements of the grant, which was initially funded in the amount of \$999,999.00 and supplemented by two additional awards for a total of \$1,824,999.00. The RLF has made it possible for the CRA to assist in funding the cleanup of seven contaminated sites in the city; including ABC Barrel, Camden Labs, Dominick Andujar Park, Elijah Perry Park, Reliable Tire sites, and in part, Knox Meadows II and the Yaffa Sites. CRA, in 2022, was successful in securing a second EPA RLF grant for \$3.5M. Over \$366,497.00 was leveraged to meet the cost share requirement; and more than \$546,664.00 has been returned to the RLF Fund (program income) which will revolve and be used for remediation of other brownfield sites in Camden. And, the work will continue.

Redevelopment Project Presentations

None.

Resolutions for Review and Action

02-19-26A Resolution Accepting the Annual Audit of the City of Camden Redevelopment Agency for the Fiscal Year Ending December 31, 2024, as Prepared by Mercadien, P.C.

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

Nays: **Abstentions:**

Resolutions for Review and Action cont'd

Comments: Ms. Simpson asked Digesh Patel and Matthew Daly to discuss the annual audit report for FYE December 31, 2024. Mr. Patel thanked the CRA for their assistance and cooperation during the Audit. He continued the discussion, stating the firm is issuing an unmodified opinion of the CRA's financial statements. He also stated a finding was issued as the books and records were not closed out timely and a corrective action plan has been put in place. Mr. Patel stated the audit process was a team effort by the CRA's Executive Director, Finance Director and Accounting staff. There were no other comments or questions.

02-19-26B 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, 2024

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

02-19-26C Resolution Adopting a Cash Management Plan for the City of Camden Redevelopment Agency for January 1, 2026, to December 31, 2026

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

02-19-26D Resolution Accepting a Corrective Action Plan with Respect to Comments and Recommendations Made in the Annual Audit Report of the City of Camden Redevelopment Agency for Fiscal Year Ending December 31, 2024

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

02-19-26E Resolution Authorizing Services Agreements with ACCU Staffing Services, Inc. and Robert Half International, Inc. for the Provision of Temporary Administrative and Clerical Services for an Amount Not to Exceed \$5,000.00 Each

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

02-19-26F Resolution Authorizing an Amendment to a Contract with The Ambient Group, LLC for the Environmental Remediation of the Triangle Area at the Elijah Perry Park Designated as Block 544, Lot 1 of the City of Camden Tax Map to Extend the Term of the Agreement

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

Nays: **Abstentions:**

Comments: Ms. Gainey Humphrey asked if the triangle area was part of the original procurement and if the other trees on the site were affected. Ms. Simpson stated the Triangle Area was a separate procurement to address the remediation of the area which included five mature trees along Ferry Avenue.

The remediation of this area was meant to incorporate efforts to preserve these mature trees, but unfortunately, the remediation contractor and arborist assessed that the trees were diseased and could not be saved. Trees in other areas of the park were not affected. New trees were planted in the larger park area as part of the park improvements. There were no comments or questions.

Resolutions for Review and Action cont'd

02-19-26G **Resolution Authorizing a Shared Services Agreement with the County of Camden Improvement Authority for the Demolition of Certain Properties Designated as Block 818, Lots 14, 16, 17, 30, 31, 48, 49, 51, 53, 57, 59 of the City of Camden Tax Map**

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

Nays: **Abstentions:**

Comments: There were 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 Mr. Harden and affirmed with a Roll Call vote by all Commissioners. This meeting ended at approximately 5:25 PM.