

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Annual Re-Organizational Meeting and Regular Monthly Meeting on Wednesday, January 8, 2025**, via tele-/videoconference.

Chairman Ian Leonard called the meeting to order at 6:10 PM. Board Clerk Donna Arthur-Pettigrew called roll.

Present: Ian Leonard, Maria Sharma, Derek Davis, Christopher Collins, Gilbert Harden, Sr., Tasha Gainey-Humphrey, and Jose Javier Ramos

Absent:

Attendees: Olivette Simpson, Mark Asselta, Sulena Robinson-Rivera, Donna Arthur-Pettigrew, CRA, Jack Layne, DCA Monitor, Melody Johnson Williams, Executive Director Housing Authority of City of Camden, (HACC), Cristal Holmes-Bowie, Esq., HACC, Nicholas Cangelosi, Alfred Cramer Urban Renewal, LLC (ACUR), Kevin Sheehan, Esq. (ACUR), Charlie Lewis, Brooke Group LLC (HACC)

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.

Mr. Leonard turned the meeting over to Mr. Asselta, who oversaw the Election Process.

Election of Officers

Board Counsel Mark Asselta advised that there were three (3) positions on which the Commissioners must vote to determine Officers who will lead the organization for 2025.

CHAIRPERSON

Commissioner Maria Sharma nominated Commissioner Ian K. Leonard. This nomination was seconded by Commissioner Gilbert Harden, Sr. In a Voice Vote, Mr. Leonard was unanimously re-elected.

VICE-CHAIRPERSON

Commissioner Derek Davis nominated Commissioner Maria Sharma. This nomination was seconded by Commissioner Gilbert Harden, Sr. In a Voice Vote, Ms. Sharma was unanimously re-elected.

TREASURER

Commissioner Maria Sharma nominated Commissioner Derek Davis. This nomination was seconded by Commissioner Gilbert Harden, Sr. In a Voice Vote, Mr. Davis was unanimously re-elected.

AUDIT/FINANCE COMMITTEE

Mr. Asselta provided background on this Standing Committees and requested nominations for two (2) positions. Additionally, it was noted that Mr. Davis would automatically serve because of his role as Treasurer.

Commissioner Derek Davis nominated Commissioner Maria Sharma. This nomination was seconded by Commissioner Gilbert Harden, Sr. In a Voice Vote, Mrs. Sharma was unanimously elected.

Commissioner Sharma nominated Commissioner Ian K. Leonard. This nomination was seconded by Commissioner Jose Javier Ramos. In a Voice Vote, Mr. Leonard was unanimously elected.

Review of Minutes

Date of Meeting: December 11, 2024

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: January 8, 2025

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson was pleased to announce New Jersey Department of Environmental Protection (“NJDEP”) has designated the Federal Street Corridor as a Brownfield Development Area (“BDA”). We are now eligible for NJDEP environmental clean-up grants, which will be of great benefit to the City of Camden and CRA in clean-up of publicly owned sites along the Federal Street Corridor.

Ms. Simpson also informed the board that there are several significant resolutions for the HACC/MDC Ablett Village IV project for the board’s consideration and action at the Caucus.

Redevelopment Project Presentations

None.

Resolutions for Review and Action

The resolutions below were presented for the board’s consideration.

01-08-25A Resolution Establishing the Board of Commissioners’ Meeting Schedule for 2025

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

Nays: Abstentions:

Comments: There were no comments or questions.

01-08-25B Resolution Designating the Courier-Post Newspaper as the Official Newspaper for the City of Camden Redevelopment Agency

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

Nays: Abstentions: CC

Comments: There were no comments or questions.

01-08-25C Resolution Authorizing an Amendment to a Cost Agreement and Redevelopment Agreement with the Redeveloper Alfred Cramer Urban Renewal, LLC for the Construction of Low- and Moderate-Income Housing on Certain Land in Blocks 818, 822, and 814 of the City of Camden Tax Map Located in the Cramer Hill Redevelopment Area

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

Nays: Abstentions: JR

Comments: Ms. Simpson provided a brief summary that the CRA and Alfred Cramer Urban Renewal, LLC (“ACUR”) entered into a redevelopment agreement and a cost agreement on August 26, 2024. An amendment to the redevelopment agreement and cost agreement are necessary due to a recent impasse in the negotiations between ACUR and the private owner for ACUR to acquire certain parcels in Block 818. The resolution will allow for the acquisition to occur using the City’s statutory authority of Eminent Domain pursuant to the Fair Housing Act. The actions allowed by the resolution will not supersede or displace any

contractual arrangement between ACUR and the private owner, should the impasse be overcome. And, the resolution is conditioned upon the City of Camden taking such formal action that is needed to authorize the taking of these private parcels using Eminent Domain, if necessary, and if such action is not taken by the City, the resolution will be deemed null and void.

01-08-25D Resolution Authorizing an Amendment to a Shared Services Agreement with the City of Camden Providing for the City of Camden Redevelopment Agency to Serve as the City's Agent for the Acquisition of Land for the Construction of Low- and Moderate-Income Housing

Motion: GH, DD **Ayes:** IL, DD, GH, TGH
Nays: **Abstentions:** MS, CC, JR

Comments: Ms. Simpson stated CRA and the City entered into a Shared Services Agreement which allows the CRA to act as the City's agent in acquiring certain private properties in Block 818, subject to the CRA's use of the City's statutory authority of eminent domain pursuant to the Fair Housing Act. An amendment to the Shared Services Agreement is necessary to allow for the actions in companion Resolution 01-08-25C and provide an extension to the term of the Shared Services Agreement with the City for an additional two years.

01-08-25E Resolution Authorizing a Second Amendment to a Professional Services Agreement with Marmero Law, LLC for Legal Services in Connection with Agreements for Redevelopment of Certain Land Designated as Blocks 818, 822, and 814 of the City of Camden Tax Map for the Construction of Low- and Moderate-Income Housing on Such Property

Motion: MS, CC **Ayes:** IL, MS, DD, CC, GH, TGH, JR
Nays: **Abstentions:**

Comments: Ms. Simpson stated CRA entered into a professional services agreement with Marmero Law, LLC to provide legal services to negotiate and prepare redevelopment and cost agreements between the CRA and the Redeveloper, Alfred Cramer Urban Renewal, LLC ("ACUR") for the above transaction. CRA counsel has a conflict and could not undertake this work. The resolution will allow for additional legal services to amend the redevelopment and cost agreements with ACUR as discussed in companion Resolutions 01-08-25C and Resolution 01-08-25D. In addition, the resolution would allow for an extension of the term of the professional services agreement with Marmero by an additional year with no additional increase in the original contract amount.

The CRA board will take formal action on the Resolutions appearing below at the Regular Board Meeting.

01-15-25A Resolution Authorizing an Amendment to a Professional Services Agreement with BL Companies Architects/Engineers New Jersey, Inc. to Provide Additional Environmental Services for Remediation of the Triangle Area at Elijah Perry Park Designated as Block 544, Lot 1 of the City of Camden Tax Map for a Total Contract Amount Not to Exceed \$106,140.00

Motion: **Ayes:**
Nays: **Abstentions:**

Comments: Ms. Simpson informed the board that Phase II at Elijah Perry Park requires additional LSRP and environmental services that are required by NJ DEP. CRA solicited a cost proposal from BL Companies for the additional required LSRP and environmental services, and a proposal was received in an amount not to exceed \$66,840.00.

Resolutions for Review and Action cont'd

01-15-25B **Resolution Authorizing the Sale of 213 York Street Designated as Block 18, Lot 80 of the City of Camden Tax Map to the Adjacent Property Owner of 211 York Street in the North Camden Neighborhood for Fair Market Value**

Motion: **Ayes:**
Nays: **Abstentions:**

Comments: Ms. Robinson Rivera summarized this action for the board. Ms. Robinson Rivera informed the board the CRA owns a structured property at 213 York Street. The adjacent property owner located at 211 York Street desires to acquire the CRA owned property to substantially rehabilitate the structure for residential use. An application was submitted, has met threshold requirements, and the developer has demonstrated the ability and capacity to acquire the CRA owned property and construct the improvements.

Public Comments

None.

Old Business

New Business

None.

Executive Session

None.

Chairperson's Remarks and Observations

None.

Adjournment

Mr. Collins 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 6:48 PM.