The Board of Commissioners of the City of Camden Redevelopment Agency **held a Regular Meeting on Wednesday, June 10, 2026,** via tele-/videoconference.

Chairman Ian Leonard called the meeting to order at 6:01 PM. Board Clerk Donna Arthur-Pettigrew called roll.

Present:	**Ian Leonard, Chairperson; Christopher Collins, Gilbert Harden, Sr., Treasurer; Tasha Humphrey, and Jose Javier Ramos** **Note: Mr. Ramos arrived at 6:03 PM after a vote was taken for the Minutes.**
Absent:	**Maria Sharma, Vice Chairperson**
Attendees:	**Olivette Simpson, Mark Asselta, Esq., Glynn Jones, Sulena Robinson-Rivera, Imani Jackson-Scott, Donna Arthur-Pettigrew, CRA, Jack Layne, DCA Monitor, John Cipriano and Azeez Weeks, Cinnaire Development, and Bridgit Phifer, PBCIP**

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.

<u>Review of Minutes</u>
Date of Meeting:
Motion: CC, GH **Ayes: IL, CC, GH, 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.

<u>Executive Director's Report</u>
Date of Meeting: June 10, 2026
Motion: CC, GH **Ayes: IL, CC, GH, JR**
Nays: **Abstentions: TH**
Comments: Ms. Simpson informed the board the Redeveloper has requested further extension of the deadlines in the Redevelopment Agreement to satisfy contract contingencies and acquire the CRA Property from June 30, 2026, to December 31, 2026. By granting the Redeveloper's request all the mortgage and tax credit financing can be aligned for the closings that are in process with the New Jersey Housing and Mortgage Finance Agency and the New Jersey Economic Development Authority (Aspire program).

Ms. Simpson introduced Mr. Cipriano of Cinnaire Development, Project Lead, who spoke about the delay in closing the project and explained the need for the extension. Ms. Phifer later thanked the CRA for their continuous support throughout the closing of the project.

<u>Redevelopment Project Presentations</u>
None.

<u>Resolutions for Review and Action</u>

06-10-26A **Resolution Authorizing a Professional Services Agreement with Brownfield Redevelopment Solutions, Inc. to Provide Environmental Management Services on an Hourly Rate Basis for a Total Amount Not to Exceed $300,000.00**
Motion: CC, TH **Ayes: IL, CC, GH, TH, JR**
Nays: **Abstentions:**

Resolutions for Review and Action (cont'd)

Comments: Ms. Simpson reminded the board CRA that CRA advertises annually to procure via a Request for Proposals (RFP) for environmental management services for work related to the Brownfields Program. An RFP was advertised in the Courier-Post and posted on CRA's website on April 27, 2026, and only one proposal was received in response. After evaluation of the BRS proposal, it was determined to be responsive to the criteria for services outlined in the RFP.

06-10-26B Resolution Authorizing a Professional Services Agreement with Arecon Ltd. for Perimeter Air Monitoring Implementation Services at the Judge Robert B. Johnson Park Site Designated as Block 520, Lot 26, Block 522, Lot 9 (part), and Block 523, Lot 13 of the City of Camden Tax Map for an Amount Not to Exceed $228,849.50
Motion: CC, GH Ayes: IL, CC, GH, TH
Nays: Abstentions: JR
Comments: Ms. Simpson stated the NJDEP requires the implementation of a Perimeter Air Monitoring Plan at the park site because of the combined presence of the soil impacts and the potential for remedial activities to generate air emission exceedances for more than 20 working days over a 30-day period. CRA issued a Request for Pricing to the CRA's current List of Prequalified Environmental Firms, and six (6) firms responded. The cost proposal submitted by Arecon, Ltd. was evaluated and deemed responsive, and was the highest ranking based on the criteria outlined in the solicitation.

06-10-26C Resolution Authorizing a Temporary Construction License Agreement with the Camden Community Partnership for the Installation of Shade Structures at the Cramer Hill Waterfront Park Site Designated as Block 809, Lots 7 & 13 of the Camden City Tax Map
Motion: CC, GH Ayes: IL, CC, GH, TH
Nays: Abstentions: JR
Comments: Ms. Simpson informed the board that Camden Community Partnership (CCP), in coordination with the CRA and the Camden County Parks Department, has conducted site reviews and identified locations for the installation of much needed shade structures in the playground and picnic areas at the Park Site. Because the Park Site is situated on a remediated former landfill, efforts will be made to avoid any disturbance of the existing landfill cap, and consequently CCP's activities will be subject to the design review and approval of the Park Site's Licensed Site Remediation Professional (LSRP). This resolution will authorize a temporary construction license agreement with CCP for the installation of shade structures at the Park Site. After the project is completed, the shade structures will become part of the Park Site amenities and subject to the terms and conditions for ownership, maintenance, and operation as set forth in the Operations Transfer Agreement between the CRA, the City of Camden, and Camden County.

06-10-26D Resolution Authorizing a Professional Services Agreement with Marmero Law, LLC to Provide Legal Counsel Services in Connection with a U.S. HUD Choice Neighborhood Implementation Grant Among the City of Camden, Housing Authority of the City of Camden, Saint Joseph Carpenter Society, and Camden Community Partnership to Amend Certain Grant Deadlines
Motion: CC, GH Ayes: IL, CC, GH, TH, JR
Nays: Abstentions:
Comments: Ms. Simpson informed the board the Grant Agreements executed with the Camden Community Partnership (CCP) and St. Joseph's Carpenter Society (SJCS) require amendments to accurately reflect the grant deadlines for performance and grant end date of September 30, 2027. This resolution seeks the authorization to enter into a professional services agreement with Marmero Law, LLC for legal services to amend the terms of the Grant Agreements.

CC=Christopher Collins GH=Gilbert Harden, Sr. TH=Tasha Humphrey
IL=Ian K. Leonard JR=Jose Javier Ramos MS=Maria Sharma

Resolutions for Review and Action (cont'd)

06-10-26E Resolution Authorizing a Fourth Amendment to a Redevelopment Agreement with Parkside Urban Renewal, LLC or its Permitted Assigns for Property known as 1487, 1489, and 1491 Princess Avenue for the Development of the Parkside Place Mixed-Use Redevelopment Project to Extend Certain Deadlines

Motion: CC, GH **Ayes: IL, CC, GH, JR**
Nays: **Abstentions: TH**
Comments: No comment or questions.

06-10-26F Resolution Amending Resolution 12-10-25G Authorizing the Sale of Block 1416, Lot 6 of the City of Camden Tax Map and Known as 576 Clinton Street to the Adjacent Property Owner of Block 1416, Lot 5 in the Cooper Plaza Redevelopment Area to Change the Proposed Residential Use

Motion: CC, JR **Ayes: IL, CC, GH, TH, JR**
Nays: **Abstentions:**
Comments: Ms. Simpson stated the CRA by Resolution 12-10-25G authorized the sale of the Property to Shanta Hunter, the adjacent property owner of 574 Clinton Street designated as Block 1416, Lot 5, as a side yard for development of a new owner-occupied single-family residence; now the Redeveloper is seeking to amend the proposed use of the Property from construction of a single-family dwelling to a 3-unit residential dwelling.

06-10-26G Resolution Authorizing a License Agreement with the City of Camden for the Installation of a New Jersey Black Heritage Trail Historic Marker at 428 Stevens Street Designated as Block 178, Lot 13 of the City of Camden Tax Map and Located in the Lanning Square Redevelopment Area

Motion: GH, JR **Ayes: IL, GH, TH, JR**
Nays: **Abstentions: CC**
Comments: Ms. Simpson reminded the board that the CRA by Resolution 01-14-26J authorized the historic marker to be sited at the CRA owned-property. This resolution will authorize a license agreement with the City of Camden to facilitate the City's Historic Preservation Specialist efforts in coordinating the historic marker's installation with CRA.

06-10-26H Resolution Ratifying a Memorandum of Agreement and Authorizing a Collective Bargaining Agreement with the Food and Commercial Workers Union Local 360, Representing the Administrative and Clerical Staffs of the City of Camden Redevelopment Agency

Motion: CC, GH **Ayes: IL, CC, GH, TH, JR**
Nays: **Abstentions:**
Comments: Ms. Simpson informed the board that CRA and UFCW have reached a settlement on all negotiable issues, which have been incorporated into a Memorandum of Agreement (MOA). The terms of the MOA must be approved by resolution of the board. Ms. Simpson also informed the board that the CRA Finance/Audit Committee did meet to discuss the terms of the MOA, and the Committee has recommended the MOA be approved and an agreement be entered into with Union Local 360.

Public Comments
None.

Old Business
None.

New Business
None.

Executive Session

Ms. Simpson advised the board that an Executive Session is requested. Mr. Asselta offered that the purpose of the session is to discuss a personnel matter, which is currently the subject of litigation.

Ms. Humphrey moved to go into Executive Session, which was seconded by Commissioner Ramos at 6:48 PM and returned at 6:56 PM

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 6:57 PM.