

The Board of Commissioners of the City of Camden Redevelopment Agency held a Regular Meeting on Wednesday, May 13, 2026, via tele-/videoconference.

Chairman Ian Leonard called the meeting to order at 6:05 PM. Board Clerk Donna Arthur-Pettigrew called roll.

Present: Ian Leonard, Maria, Sharma, Gilbert Harden, Sr., Tasha Humphrey, Jose Javier Ramos
Absent: Christopher Collins
Attendees: Olivette Simpson, Maggie McHugh, Esq., Glynn Jones, Sulena Robinson-Rivera, Imani Jackson-Scott, Donna Arthur-Pettigrew, CRA, Jack Layne, DCA Monitor, Jerrod Delanie, CMC/Delaine Properties, Greg Kourakus, CMC, Rodney Jones, National Capital Resources, Richard Norri, Bethel Hosana AME Church/JCIA and Nando, Guest

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: April 1 and 8, 2026

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

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: May 13, 2026

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

Nays: **Abstentions:**

Comments: Ms. Simpson informed the board that the Johnson Park remediation project, which has been in development for three years located in the Liberty Park Redevelopment Area is about to undergo it's remediation while securing \$3.5 million in funding. The project is expected to begin remediation work in mid-June, with completion targeted by the end of the year. Once remediation is completed the County will start park renovations so that we can deliver a safe secure park to our City.

Redevelopment Project Presentations

None.

Resolutions for Review and Action

05-13-26A **Resolution Authorizing a Loan to the City of Camden Redevelopment Agency Division of Economic Development in the Amount of \$ 988,894.00 from the U.S. Environmental Protection Agency Brownfields Revolving Loan Fund for the Remediation of the Judge Robert B. Johnson Park Site Designated as Block 520, Lot 26; Block 522, part of Lot 9; and Block 523, Lot 13 of the City of Camden Tax Map in the Liberty Park Redevelopment Area**

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

Resolutions for Review and Action cont'd

05-13-26B Resolution Designating CMC Development Group, LLC as the Redeveloper of Certain Land in Blocks 1104 and Block 1107 of the City of Camden Tax Map Located in the Saunders & North 30th Streets Redevelopment Area and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper for the Construction of 82 Units of Affordable Housing for Seniors

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

05-13-26C Resolution Authorizing a Third Amendment to a Redevelopment Agreement with Redeveloper Alfred Cramer Urban Renewal, LLC for the Construction of Low- and Moderate-Income Housing on Certain Property in Blocks 814 and 818 of the City of Camden Tax Map to Update the Schedule of Appraised Values for Property Designated as Block 818, Lots 30 and 57 on the City of Camden Tax Map

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

05-13-26D Resolution Authorizing a Change Order to a Professional Services Agreement with TTI Environmental Inc. to Provide Additional Environmental and Licensed Site Remediation Professional Services for a Portion of the Andujar Park Site, Block 12, Lots 1, 3-9, 18-21 and Block 14, Lots 29-35, 37 on the City of Camden Tax Map in the Amount of \$5,415.00

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

05-13-26E Resolution Authorizing a Shared Services Agreement with the City of Camden for Affirmative Action Officer Services and Compliance Officer Services

Motion: GH, TH **Ayes:** IL, GH, TH, JR

Nays: **Abstentions:** MS

Comments: There were no comments or questions.

05-13-26F Resolution Authorizing an Amendment to a Shared Services Agreement with the City of Camden for the Management of Funding and Environmental Services for the Dominick Andujar Park Site Designated as Block 12 Lots 1, 3-9 & 18-21, and Block 14, Lots 29, 30-35, and 37 of the City of Camden Tax Map and to Cause Remedial Activities to be Conducted at Block 14, Lot 29 and to Extend the Term of the Agreement

Motion: GH, TH **Ayes:** IL, GH, TH, JR

Nays: **Abstentions:** MS

Comments: There were no comments or questions.

Public Comments

Ms. Gainey-Humphrey requested to be known as Ms. Humphrey and Mr. Ramos requested an executive for the next meeting.

Old Business

None.

New Business

None.

Executive Session

None.

Chairperson's Remarks and Observations

None.

Adjournment

Mr. Ramos 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 6:24 PM.