

The Board of Commissioners of the City of Camden Redevelopment Agency **held its Monthly Caucus on Wednesday, May 6, 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, Maria Sharma, Christopher Collins, Gilbert Harden, Sr., and Tasha Gainey-Humphrey

**Absent:** Jose Javier Ramos

**Attendees:** Olivette Simpson, Mark P. Asselta, Esq., Brown & Connery, LLP, Glynn Jones, Sulena Robinson-Rivera, Imani Jacksn Scott, and Donna Arthur-Pettigrew, CRA, Jack Layne, DCA Monitor, Michele Christina, BRS, Shaun Belle, CMC, Rodney Jones, National Capital Resource, Jerrod Delaine, The Delaine Companies, and Rev. Richard Norris II, Bethel Hosana AME Church/JCIA, Kingsley Obasi, and a Camden Resident

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: 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:** May 6, 2026

**Motion: Ayes:**

**Nays:**           **Abstentions:**

**Comments:** Ms. Simpson introduced the Saunders Street Redevelopment Project Team to the board. She also identified Jerrod Delaine of The Delaine Companies as the spokesperson for the development Team.

#### **Redevelopment Project Presentations**

Mr. Delaine presented proposed plans for the Saunders Street Senior 82-unit redevelopment project via Power Point. As expressed, the development team includes collaborative partners CMC Development Group, The Delanie Companies, Bethel-Hosana AME and NCR/Matrix Development & Design. Broadly, the over-arching mission is to address the shortage of affordable senior housing in the City, repurpose the use of underutilized properties, redevelop the surrounding neighborhood to enhance safety and quality of life. The Team is supported by the Mayor's Office, St. Joseph's Carpentry Society, and area Councilman Leyba-Martinez as well as other partners. The financing structure for the proposed project includes 9% or 4% tax credits blended with NJEDA ASPIRE program tax credits. A commitment to local hiring during and post construction was elicited and community engagement.

## Resolutions for Review and Action

The resolutions below were presented for consideration.

**05-06-26A**      **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, Lot 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: Ayes:**

**Nays:**            **Abstentions:**

**Comments:** Ms. Simpson informed the board that it is necessary to extend the term of the Shared Services Agreement for an additional year to allow the CRA to manage the use of available brownfield funds to further investigate, and possibly, remediate Block 14, Lot 29, if necessary.

**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: Ayes:**

**Nays:**            **Abstentions:**

**Comments:** Ms. Simpson informed the board remediation of Johnson Park will begin shortly. This resolution seeks authorization to utilize EPA Revolving Loan Program funds to structure a bridge loan to pay contractors timely during the remediation phase. She introduced Michele Christina of BRS, Inc., to provide the programmatic details.

Ms. Christina informed the board that the US EPA RLF Grant funding program allows CRA to make loans and sub-grants to fund the environmental cleanup of the city's Brownfield sites. With this bridge loan the CRA is able to pay contractors quickly, instead of waiting up to six months for payments from the NJ HDSRF Grant program. The loan will subsequently be repaid by the NJ HDSRF grant funds. NJ HDSRF grant funds have been approved and are in place.

**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: Ayes:**

**Nays:**            **Abstentions:**

**Comments:** Ms. Simpson offered CMC Development Group, LLC seeks designation as the Redeveloper for the Saunders Street Senior project. The Redeveloper will enter into the redevelopment agreement and a cost agreement for the project, which terms and conditions will provide CMC as the Redeveloper will be obligated to pay the transaction costs, including costs related to the sales price and all other related reasonable costs and fees.

**Resolutions for Review and Action cont'd**

**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: Ayes:**

**Nays:**            **Abstentions:**

**Comments:**    Ms. Simpson explained that CRA and ACUR entered into a redevelopment agreement and a cost agreement dated August 26, 2024. The Redevelopment Agreement was amended by a First Amendment to the Redevelopment Agreement dated January 10, 2025 and amended by a Second Amendment to the Redevelopment Agreement dated September 11, 2025. A Third Amendment to the Redevelopment Agreement is needed in order to revise the schedule of appraised values for property designated as Block 818, Lots 30 and 57 to reflect the Condemnation Commissioners' decision as to the value.

**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: Ayes:**

**Nays:**            **Abstentions:**

**Comments:**    Ms. Simpson informed the board the environmental closure activities for the site were proceeding, and it was recently determined that the southern portion of the Park Site requires additional administrative work for the issuance of the remediation close out documents. CRA authorized a contract with TTI Environmental Inc. to conduct the additional administrative work as the LSRP for the site. It was determined that the park improvements for the southern portion included the installation of areas of vegetation to form a soil cap. No information is available regarding the vegetative materials used and NJDEP requires sampling is needed to verify that the vegetative areas can serve as a soil cap.

TTI Environmental Inc. has provided a change order price proposal to provide the sampling services for a cost of \$5,415.00, increasing the total contract amount to \$22,795.00.

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

**Motion: Ayes:**

**Nays:**            **Abstentions:**

**Comments:**    Ms. Simpson stated the Shared Services Agreement (SSA) between the CRA and City for CRA since 2021 to provide Affirmative Action Officer and Compliance Officer Services has been extended by previous actions of the board. The purpose of the resolution is to authorize a SSA with the city for a term of one year until September 30, 2027.

**Public Comments**

None.

**Old Business**

None.

**New Business**

None.

**Executive Session**

None.

**Chairperson's Remarks and Observations**

Mr. Leonard asked the board to keep Ms. Simpson in their thoughts and prayers on the passing of her 35-year-old niece from breast cancer after a long but courageous battle.

**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.