

The Board of Commissioners of the City of Camden Redevelopment Agency **held a Regular Meeting on Wednesday, June 11, 2025**, via tele-/videoconference.

Chairman Ian Leonard called the meeting to order at 6:00 PM. Board Clerk Donna Arthur-Pettigrew called roll.

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

**Absent:** Jose Javier Ramos

**Attendees:** Olivette Simpson, Mark Asselta, Glynn Jones, Sulena Robinson-Rivera, and Donna Arthur-Pettigrew, CRA, Jack Layne, DCA Monitor, Fadi Cherfane, Founder and CEO, and Michael Cherfane, Operations Manager of Elite Auto Repair, Kevin Sheehan, Esq. of Parker & McCay, PC, and Kingsley Obasi (unidentified guest)

**NOTE:** Commissioner Davis entered at approximately 6:20 PM

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:** May 7 and 19, 2025

**Motion:** CC, MS **Ayes:** IL, MS, 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:** June 11, 2025

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

**Nays:** **Abstentions:**

**Comments:** Ms. Simpson introduced the proposed redeveloper of a 1.6 acre vacant and unimproved city-owned property located in the Admiral Wilson Boulevard redevelopment area (Block 1210, Lot 1). The proposed redevelopment project site is in an area surrounded by deteriorated and new industrial and warehouse uses. The project proposed is an auto repair and fabrication facility for Elite Holdings IV LLC truck and auto fleet operations customers.

Michael Cherfane of Elite provided an overview of its business expansion plan for the proposed repair and fabrication facility to Camden. Elite Auto Body has an office in Pennsauken, and the Carman Street facility will be a second site in Camden. Current client base for fleet vehicles includes Cooper, Verizon, and Xfinity. They currently employ 20% Camden residents and (20 % Pennsauken residents) and hire former students from Camden County Vo-Tech program. They are committed to hire/train Camden residents.

#### **Redevelopment Project Presentations**

None.

**Resolutions for Review and Action**

The resolutions below were presented for consideration.

**06-11-24A** Resolution Designating Elite Holdings IV, LLC as Redeveloper for Certain Land Designated as Block 1210, Lot 1 of the City of Camden Tax Map in the Admiral Wilson North Redevelopment Area and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper

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

**Nays:**      **Abstentions:**

**Comments:** There were no other comments or questions.

**06-11-25B** Resolution Authorizing an Amendment to Resolution 12-19-23E to Reduce the Amount of the Subgrant from the U.S. Environmental Protection Agency Brownfields Revolving Loan Fund for the Environmental Cleanup of the Former Reliable Tire Site Designated as Block 1302, Lot 1 of the City of Camden Tax Map from \$500,000.00 to \$444,528.91

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

**Nays:**      **Abstentions:**

**Comments:** Ms. Simpson informed the board in completing the required work in connection with the Site only \$444,528.91 of the \$500,000.00 subgrant has been drawn down from the RLF subgrant to date. The unused subgrant funds of \$55,471.09 are no longer required to complete the work at the Site and need to be returned to the EPA RLF Subgrant funding pool to be made available for other brownfield cleanups in the City of Camden.

**06-11-25C** Resolution Authorizing an Amendment to a Professional Services Agreement with D&B Engineers and Architects of New Jersey, P.C. for Environmental and Licensed Site Remediation Professional Services for Certain Properties in the Federal Street Corridor Designated as Block 116, Lot 15 and Block 1181, Lot 1 of the City of Camden Tax Map to Reduce the Scope of Work and Contract Price

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

**Nays:**      **Abstentions:**

**Comments:** Ms. Simpson stated environmental assessments of the SE 19th and Carman Streets Site are no longer needed, and consequently the D & B contract requires an amendment to remove this site from the LSRP's schedule of work and reduce the contract amount.

**06-11-25D** Resolution Authorizing an Amendment to a Shared Services Agreement with the City of Camden for Management of Funding and Environmental Services for the Knox Meadows Phase II Site Designated as Block 746, Lots 26 & 46 and a Portion of Lots 17, 18, & 25 of the City of Camden Tax Map to Extend the Term of the Agreement

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

**Nays:**      **Abstentions:** MS, CC

**Comments:** Ms. Simpson remarked it is necessary to amend the Shared Services Agreement (SSA) between the CRA and City to reflect an extension of the term of the Agreement the earlier of September 30, 2027, or until completion of the project or exhaustion of grant funds.

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

**06-11-25E Resolution Authorizing a Shared Services Agreement with the City of Camden for Affirmative Action Officer Services and Compliance Officer Services**

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

**Nays:**                      **Abstentions:** MS, CC

**Comments:** Ms. Simpson stated the Shared Services Agreement (SSA) between the CRA and City for CRA 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, 2026.

**06-11-25F Resolution Accepting a Corrective Action Plan Prepared by Mercadien, P.C. with Respect to Comments and Recommendations Made in the Annual Audit of the City of Camden Redevelopment Agency for Fiscal Year Ending December 31, 2023**

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

**Nays:**                      **Abstentions:**

**Comments:** Mr. Jones informed the board the audit results included one finding and as required by the Division of Local Government Services rules, we have prepared a corrective action plan. The Plan must be in place within 45-days after the meeting of the board on May 19, 2025 to accept the audit. Mr. Jones stated we are now ready to move forward with the 2024 audit.

**06-11-25G 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, MS      **Ayes:** IL, MS, DD, CC, GH, TGH

**Nays:**                      **Abstentions:**

**Comments:** There were no other comments or questions.

**06-11-25H Resolution Authorizing a Professional Services Agreement with Greenbaum, Smith, Rowe & Davis LLP to Provide Outside Legal Counsel Services Relating to Agreements for Property Designated as Block 1449, Lots 3 and 6 of the Camden City Tax Map for an Amount not to Exceed \$18,000.00**

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

**Nays:**                      **Abstentions:**

**Comments:** Ms. Simpson provided a briefing; CRA owns property known as the Alpha/Cutler Metals Property designated as Block 1449, Lots 3 and 6 of the City Tax Map and located in the Gateway Redevelopment Plan area. CRA currently leases the property to 1035 Line Company, an affiliate of the Campbell Soup Company. The property is contaminated by prior users and operations conducted at the site. The New Jersey Department of Environmental Protection ("NJDEP") is committed to the clean-up of the site but has not yet completed the environmental remediation at the property. 1035 Line Street Company now seeks a second amendment to the ground lease agreement with CRA to permit a sublease of a portion of the property for use as a temporary construction laydown area for Cooper Hospital in its expansion. The proposed sublease would also require the consent of NJDEP who has indicated it has no objection to the proposed sublease. CRA requires outside legal services for the negotiation and drafting of the second amendment to the ground lease agreement and any related agreements.

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

**06-11-25I      Resolution Authorizing a Quit Claim Deed to CAMcare Health Corporation for  
Property Designated as Block 133, Lot 1 of the City of Camden Tax Map**

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

**Nays:**                      **Abstentions:**

**Comments:** Mr. Asselta provided the background for this resolution. He stated the City tax records indicates the City owns a property CAMcare seeks to acquire. During a title search, CRA was discovered to be the owner of the property. The City has asked CRA to provide a quit claim deed to CAMcare to clear up the title issue and convey its interest to CAMcare.

**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 Ms. Sharma and affirmed with Mr. Leonard calling to adjourn the meeting by voice vote affirmed. This meeting ended at approximately at 6:30 PM.