

The Board of Commissioners of the City of Camden Redevelopment Agency held a Regular Meeting on Wednesday, January 14, 2026, via tele-/video conference.

Chairman Ian Leonard called the meeting to order at 6:04 PM. Board Clerk Donna Arthur-Pettigrew called roll.

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

Absent:

Attendees: Olivette Simpson, Mark Asselta, Glynn Jones, Sulena Robinson-Rivera, Imani Jackson, Donna Arthur-Pettigrew, CRA, Jack Layne, DCA Monitor, Kingsley Obasi, City Resident, Zachary Hitchcock, JAMSTCAMDEN, Alicia Flammia, Kathleen Bland, of BRS, Inc.

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: December 22, 2025

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

Nays: **Abstentions:**

Comments: Mr. Leonard verified that everyone had a chance to review the Minutes and asked if there were any questions/revisions/comments. There were none.

Executive Director's Report

Date of Meeting: January 7 and 14, 2026

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

Nays: **Abstentions:**

Comments: Ms. Simpson remarked with the full Agenda, she would rely on the Report given at the Caucus.

Redevelopment Project Presentations

None.

Resolutions for Review and Action

01-14-26A **Resolution Authorizing the Addition of the Board Treasurer to the List of Authorized Signatories for the Agency's Deposit Accounts Held at PNC Bank and U.S. Bank and the Removal of Immediate Past Board Treasurer from the List**

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

Resolutions for Review and Action cont'd

01-14-26B Resolution Authorizing a Professional Services Agreement with BL Companies Architects/Engineers New Jersey, Inc. to Provide Environmental and Licensed Site Remediation Professional Services for Certain Property Designated as Block 1214, Lot 4 and Block 1219, Lots 3 and 25 of the City of Camden Tax Map for an Amount Not to Exceed \$109,020.00

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

Nays: **Abstentions:**

Comments: Ms. Simpson reminded the board of a request for pricing issued to the Agency's pre-qualified list of environmental and engineering firms for work at these sites. Of the ten (10) companies that submitted responsive price proposals, BL Companies was evaluated as the most responsive.

01-14-26C Resolution Authorizing a Professional Services Agreement with TTI Environmental, Inc., to Provide Environmental and Licensed Site Remediation Professional Services for Certain Property Designated as Block 1219, Lot 2 of the City of Camden Tax Map for an Amount Not to Exceed \$5,180.00

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

Nays: **Abstentions:**

Comments: Ms. Simpson reminded the board of a request for pricing issued to the Agency's prequalified list of environmental and engineering firms for work related to this site. Of the nine (9) companies that submitted responsive price proposals, TTI Environmental, Inc. was evaluated as the most responsive.

01-14-26D Resolution Authorizing a Parking Lease with CI Properties, LLC for Property Designated as Block 72, Lot 28 of the City of Camden Tax Map in the Camden Downtown Redevelopment Area

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

Nays: **Abstentions:**

Comments: There were no comments or questions.

01-14-26E Resolution Authorizing a Contract with The Ambient Group, LLC for the Disposal of Contaminated Soil Material at Judge Robert B. Johnson Park Located at Carl Miller Boulevard and South 8th Street Designated as Block 520, Lot 26, Block 522, Lot 9 (Partial) and Block 523, Lot 13 of the City of Camden Tax Map for an Amount Not to Exceed \$42,614.00

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

Nays: **Abstentions:**

Comments: Ms. Simpson stated the CRA issued an Invitation for Bid on November 19, 2025, for the disposal of contaminated soils at the Park. The Ambient Group, LLC was the one bid proposal was received. On review the bid proposal was deemed responsible and responsive. US EPA and DEP brownfield funds are in place for this effort.

01-14-26F Resolution Authorizing a Contract with Command Co Inc. for the Environmental Remediation REBID of Judge Robert B. Johnson Park at Carl Miller Boulevard & South 8th Street Designated as Block 520, Lot 26, Block 522, Lot 9 (Partial), Block 523, Lot 13 of the City of Camden Tax Map for an Amount Not to Exceed \$2,673,573.50

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

Nays: **Abstentions:**

Resolutions for Review and Action cont'd

Comments: Ms. Simpson stated the CRA issued an Invitation for Bid on November 19, 2025 for Park remediation. Two bid proposals were received. Command Co., Inc. was deemed the lowest responsible and responsive bidder to perform environmental remediation. US EPA and DEP brownfield funds are in place for this effort.

Commissioner Ramos asked if the Park was being rebuilt. Ms. Simpson responded, in part, after the park remediation is completed, Camden County (Department of Parks) will construct the Park improvements.

01-14-26G Resolution Authorizing an Agreement with Upstream Alliance for the Construction of a Gangway, Floating Dock, and Kayak Launch at the Cramer Hill Waterfront Park on a Portion of Block 809, Lot 7 as Designated of the City of Camden Tax Map

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

Nays: **Abstentions:**

Comments: Ms. Simpson remarked NJDEP designed, constructed, and in October 2021, completed the Cramer Hill Waterfront Park, formerly the Harrison Avenue Landfill. CRA owns the Park and entered into an Agreement with Camden County to operate and maintain the Park. Upstream Alliance, a local non-profit, in partnership with the County, was awarded a grant in the amount of \$66,032.00 for the purpose of constructing a recreational kayak launch at the Park Site. The purpose of this resolution is to accept these improvements as part of the Park.

01-14-26H Resolution Authorizing an Amendment to an Operations Agreement with the City of Camden and Camden County for the Cramer Hill Waterfront Park Designated as Block 809, Lots 7 & 13 of the Camden City Tax Map to Include a Gangway, Floating Dock, and Kayak Launch

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

Nays: **Abstentions:**

Comments: Ms. Simpson stated this resolution, a companion to the prior resolution, is to amend the current Operations Agreement to recognize the recreational kayak launch at the Park, under all the terms and conditions of the Agreement.

01-14-26I Resolution Authorizing an Agreement with JAMSTCAMDEN, LLC for the Sale of Land Designated as Block 468, Lots 4, 5, 21, 23, 24, 25, 26, 104, 105, 106, and 122 of the City of Camden Tax Map for Purposes of the Bylada Foods, LLC Business Expansion in the Waterfront South Neighborhood

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

Nays: **Abstentions:**

Comments: Ms. Simpson provided an overview. The City by Resolution MC: 5549 authorized the transfer of property to the CRA for re-conveyance to JAMSTCAMDEN, LLC, an affiliate of Bylada Foods, LLC. Bylada seeks to expand its food facility operations in Camden and proposes to acquire the city property directly across the street from the CRA for purposes of improving the site for secured employee parking. Mr. Hitchcock represented Bylada at the Meeting and responded to questions posed by the board.

01-14-26J Resolution Authorizing an Agreement with the New Jersey Historical Commission for Installation of a New Jersey Black Heritage Trail Historical Marker in the Right of Way Located at 428 Stevens Street Designated as Block 178, Lot 13 of the City of Camden Tax Map in the Lanning Square Redevelopment Area

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

Nays: **Abstentions:**

Resolutions for Review and Action cont'd

Comments: Ms. Simpson stated the CRA owns a property described as 428 Stevens Street in the Lanning Square Redevelopment area. The City desires to nominate this property to the New Jersey Historical Commission for erection of a New Jersey Black Heritage Trail Historical Marker in the property's right of way. CRA wishes to support such a nomination and if successful, allow for the installation of the marker.

Public Notice Session:

The CRA, on behalf of the City of Camden, will apply for a US Environmental Protection Agency Brownfields Cleanup Grant to address contamination at the 600 Block of Chestnut Street (a/k/a S. Yaffa & Sons Site) in the Bergen Square neighborhood. Public comments were solicited in the newspaper and posted to the CRA website regarding the proposed application, use of grant funds, and site redevelopment.

Ms. Flammia of Brownfield Redevelopment Solutions, Inc., gave a presentation that included environmental assessment activities, process to remediate contamination at the site, soil remediation as well as the US EPA proposed funding schedule. After the presentation, Ms. Flammia responded to questions about the \$2.5 million grant proposal.

Commissioner Collins asked when the contaminated soil is removed from the site, where does it go/what happens to it? Ms. Flammia stated all soil is sent to a landfill for disposal (construction debris, etc.). Soils disposed of from the site went to landfill based on the character of the contaminants that are present. Some soils are used as fill, but not in Camden. Other options for soil material removed could be asphalt production or burned, but it depends on contaminants that are present.

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 a Roll Call vote by all Commissioners. This meeting ended at approximately 6:45 PM.