

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Annual Re-Organizational Meeting and Monthly Caucus on Wednesday, January 7, 2026**, via tele-/video conference.

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., Tasha Gainey-Humphrey, and Jose Javier Ramos

Absent:

Attendees: Olivette Simpson, Mark Asselta, Glynn Jones, Imani Jackson, Sulena Robinson-Rivera, Donna Arthur-Pettigrew, CRA, Jack Layne, DCA Monitor

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.

Mr. Leonard turned the meeting over to Mr. Asselta, who oversaw the Election Process.

Election of Officers

Board Counsel Mark Asselta advised that there were three (3) positions on which the Commissioners must vote to determine Officers who will lead the organization for 2026.

CHAIRPERSON

Commissioner Maria Sharma nominated Commissioner Ian K. Leonard. This nomination was seconded by Commissioner Christopher Collins. In a Voice Vote, Mr. Leonard was unanimously re-elected.

VICE-CHAIRPERSON

Commissioner Christopher Collins nominated Commissioner Maria Sharma. This nomination was seconded by Commissioner Gilbert Harden, Sr. In a Voice Vote, Ms. Sharma was unanimously re-elected.

TREASURER

Commissioner Maria Sharma nominated Commissioner Gilbert Harden, Sr. This nomination was seconded by Commissioner Leonard. In a Voice Vote, Mr. Harden was unanimously elected.

AUDIT/FINANCE COMMITTEE

Mr. Asselta provided background on this Standing Committees and requested nominations for two (2) positions. Additionally, it was noted that Mr. Harden would automatically serve because of his role as Treasurer.

Commissioner Ian Leonard nominated Commissioner Maria Sharma. This nomination was seconded by Commissioner Christopher Collins. In a Voice Vote, Mrs. Sharma was unanimously elected.

Commissioner Sharma nominated Commissioner Ian K. Leonard. This nomination was seconded by Commissioner Gilbert Harden, Sr. In a Voice Vote, Mr. Leonard was unanimously elected.

Review of Minutes

Date of Meeting: December 22, 2025

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: January 7, 2026

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson informed the board that she is looking forward to and is energized for a year of productive work and challenges. She thanked the board for their dedicated service to the Agency and its staff.

Ms. Simpson informed the board that the CRA will host a public session at its Regular Board Meeting on January 14, 2026 to discuss the CRA's submission of a US EPA Clean Up grant application for the Yaffa Dirt Pile Site (located at 600 Block of Chestnut Street in Bergen Square). The US EPA application is due late January 2026. Ms. Simpson also stated this public session is required under the US EPA grant guidelines. Michele Christina and Michael Kolber of Brownfield Redevelopment Solutions, Inc. (BRS), engaged to write the grant, will be in attendance to present the environmental findings at the site and answer any questions posed by the board or public.

She also stated the CRA continues its work to further redevelopment of the Yaffa Site, including the environmental assessments and a participatory reuse planning process, involving the city and residents of the area. She noted a January 13, 2026 resolution for action by City Council to approve the designation of the Yaffa site as an Area in Need of Redevelopment.

Redevelopment Project Presentations

None.

Resolutions for Review and Action

The resolutions below were presented for consideration.

RE-ORGANIZATIONAL MEETING AGENDA

01-07-26A Resolution Establishing the Board of Commissioners' Meeting Schedule for 2026

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

Nays: **Abstentions:**

Comments: Ms. Simpson informed the board that there were two clerical errors that needed to be corrected for the regular meetings for January 14th and June 10th. Revised schedules will be circulated. There were no comments or questions.

01-07-26B Resolution Designating the Courier-Post Newspaper as the Official Newspaper for the City of Camden Redevelopment Agency

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

Nays: **Abstentions:** CC

Comments: There were no comments or questions.

CAUCUS AGENDA

01-14-26A Resolution Authorizing a Professional Services Agreement with XXX to Provide Environmental and Licensed Site Remediation Professional Services for Certain Property Designated as Block 1219, Lots 3 and 25 and Block 1214, Lot 4 of the City of Camden Tax Map for an Amount Not to Exceed XXX

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson informed the board the 19th & Berkley Street Sites are city owned and located in the Admiral Wilson Redevelopment area. The preliminary data in NJDEP's database indicates the presence of historic fill and groundwater conditions at these sites. US EPA approved the sites as eligible for the use of assessment funds for investigation purposes. CRA issued a request for pricing to the Agency's pre-qualified list of environmental and engineering firms. Ten (10) firms responded with proposals. After evaluation, staff will make a recommendation to award a contract at the January 14, 2026 meeting.

01-14-26B Resolution Authorizing a Professional Services Agreement with XXX 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 XXX

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson stated the 1901 Admiral Wilson Boulevard property is privately owned and located within the Admiral Wilson Redevelopment area. It is an active site within NJDEP and is adjacent to City-owned property. There are indications that there may be off-site impacts to the adjacent city owned property. The purpose of evaluating the site conditions is to further the redevelopment of the city site. CRA issued a request for pricing to the Agency's pre-qualified list of environmental and engineering firms. Nine (9) firms responded with proposals. After evaluation, staff will make a recommendation to award a contract at the January 14, 2026 meeting.

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

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson remarked CI Properties entered into a lease agreement with CRA, for a surface parking lot owned by CRA, which is adjacent to the building owned by CI Properties. CRA seeks to continue leasing the surface lot and negotiate a new lease with CI Properties.

01-14-26D 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: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson informed the board this resolution allows for the newly elected officers to be included on the list of authorized signatories for the Agency's deposit accounts and to remove past board officers.

Public Notice the CRA is applying for a US Environmental Protection Agency Brownfields Cleanup Grant Application to address contamination at the 600 Block of Chestnut Street (a/k/a S. Yaffa & Sons Site) in Bergen Square. Public comments are solicited on the proposed application, use of grant funds, and site redevelopment.

Public Comments

None.

Old Business

None.

New Business

None.

Executive Session

None.

Chairperson's Remarks and Observations

None.

Adjournment

Ms. Sharma moved to adjourn the meeting, which was seconded by Mr. Collins and affirmed with a Roll Call vote by all Commissioners. This meeting ended at approximately 6:37 PM.