

The Board of Commissioners of the City of Camden Redevelopment Agency **held its Monthly Caucus on Wednesday, March 4, 2026**, 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, Gilbert Harden, Sr., Tasha Gainey-Humphrey, and Jose Javier Ramos
Absent: Christopher Collins
Attendees: Olivette Simpson, Margaret McHugh, Esq., Brown & Connery, LLP, Glynn Jones, Sulena Robinson-Rivera, Imani Jackson, and 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.

Review of Minutes

Date of Meeting: February 4 and 19, 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: March 4, 2026

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson informed the board that additional resolutions will be presented for the Regular Meeting; including responses for RFQs for appraisal and legal services and RFP audit services for FYE 2025.

Redevelopment Project Presentations

None.

Resolutions for Review and Action

The resolutions below were presented for consideration.

03-04-26A Resolution Authorizing a Professional Services Agreement with Holmes, CPAs to Provide Fee Accounting Services for an Amount Not to Exceed \$10,000.00

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

Nays: **Abstentions:**

Comments: Mr. Jones informed the board that Holmes, CPAs will assist the Agency to prepare for the closeout of the 2025 audit in a timely manner as recommended in the corrective action plan.

03-11-26A Resolution Authorizing a Professional Services Agreement with XXX to Provide Environmental Services for Title V Air Emissions Permit Compliance at the former Harrison Avenue Landfill Designated as Block 809, Lots 7 and 13, and Block 810, Lots 4, 5, and 6 of the City of Camden Tax Map for an Amount Not to Exceed \$ XXX

Motion: Ayes:

Nays: Abstentions:

Resolutions for Review and Action cont'd

Comments: Ms. Simpson reminded the board CRA, and the Salvation Army Kroc Center have continuing remedial and compliance obligations at the former Harrison Avenue Landfill site, which is now redeveloped as the Cramer Hill Waterfront Park and the Salvation Army Camden Kroc Center. These shared obligations as co-permittees involve Title V Air Emissions Permit compliance and periodic reporting to NJDEP, including implementation of a compliance plan, annual monitoring and quarterly inspection/monitoring events at the Park Site and Kroc Center.

CRA issued a Request for Pricing to its pre-qualified list of environmental firms for Title V Air Emissions Permit compliance activities as required by NJDEP. Funding is available through a NJDEP HDSRF grant for the former Harrison Avenue Landfill Site.

03-11-26B Resolution Authorizing a Professional Services Agreement with TRC Environmental Corporation to provide Environmental and Licensed Site Remediation Professional Services at the Judge Robert B. Johnson Park Site 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 \$ XXX

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson informed the board TRC is the current LSRP for the site, and the contract awarded to TRC for LSRP and environmental services was awarded in a competitive, open and fair process. Because of TRC's experience as the LSRP and as a cost-efficient measure to solicit and evaluate a price proposal from TRC as the Johnson Park remediation project readies for upcoming work. CRA requested a price proposal from TRC to provide remediation oversight and prepare remedial action compliance reporting for NJDEP. Funding for these services is from a shared services agreement with the city and grants from USEPA and NJDEP.

03-11-26C Resolution Authorizing a Professional Services Agreement with BL Companies Architects/Engineers New Jersey, Inc. to Provide Environmental and Licensed Site Remediation Professional Services at the Former Borden Chemical Site Designated as Block 1184, Lot 5 of the City of Camden Tax Map for an Amount Not to Exceed \$ XXX

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson informed the board BL Companies, is the current LSRP for the site, and the firm was awarded a contract pursuant to a competitive, open and fair process for LSRP and environmental services. Because of BL Companies' experience as the LSRP, and as a cost-efficient measure, CRA requested a price proposal from BL Companies to provide remediation oversight, prepare remedial action reporting, and provide groundwater well installation, sampling, and monitoring tasks. Funding for these services is available through brownfield grants from USEPA and NJDEP HDSRF programs.

03-11-26D Resolution Authorizing a Pre-Qualified List of Environmental and Engineering Firms to Provide Professional Environmental Services for 2026-2027

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson reported this Resolution establishes a list of twenty (20) firms pre-qualified for environmental and engineering work relating to the CRA's brownfield programs. Pricing and work proposals will be presented for the board's approval prior to the award of any contracts.

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. Ramos and affirmed with a Roll Call vote by all Commissioners. This meeting ended at approximately 6:14 PM.