

The Board of Commissioners of the City of Camden Redevelopment Agency **held a Monthly Caucus Meeting on Wednesday, December 5, 2018** Camden City Hall, City Council Chamber, in Camden, New Jersey.

Chairperson, Marilyn Torres called the meeting to order at approximately 6:01 PM. Board Clerk Sulena Robinson-Rivera called roll.

Present: VB, SD, IL, MS, and MT

Absent: JR

Attendees: Olivette Simpson, Sulena Robinson-Rivera, James Harveson, and Mark Asselta; CRA, Samir Nichols; Superior Arts, Mike Kenney and Warren J. Newman, NJ Department of Environmental Protection (NJDEP) Office of Natural Resource Restoration (ONRR)

Mrs. Robinson-Rivera advised the Board that pursuant to the requirements of the Open Public Meetings Act, adequate notice(s) had been posted in the Courier-Post, the Philadelphia Inquirer, and the Office of the City Clerk.

Review of Minutes

Dates of Meeting: November 7 and November 14, 2018

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

Interim Executive Director's Report

Date of Meeting: December 5, 2018

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Olivette Simpson, Interim Executive Director, made remarks including the New Jersey Economic Act (EOA) program legislation sunset in June 2019, and its possible impact on the economic environment of the City. For the City of Camden, the EOA incentivized projects yielded over a billion dollars in redevelopment in the City. In 2019, the CRA will explore a variety of redevelopment opportunities, as EOA activity slows down. Of note for the board, she stated that the CRA would be working with significantly smaller developers for smaller sites when compared to past EOA projects. While state and federal resources for residential for sale development is sorely lacking, the CRA will have to diversify focus areas, including maximizing developer use of the new federal Opportunity Zone program as an investment vehicle to spur community development in the city's neighborhoods. She briefly explained that Camden has seven designated Opportunity Zones where new investments could take place. After some additional discussion on this topic, Ms. Simpson then introduced NJ Department of Environmental Protection (DEP) – Office of Natural Resource Restoration representatives Mike Kenney and Warren J. Newman, to provide the board an update on the Cramer Hill Waterfront Park Project.

Redevelopment Project Presentation

The Office of Natural Resource Restoration (ONRR) is transforming 62 acres of the former Harrison Avenue Landfill into the future Cramer Hill Waterfront Park in conjunction with the Division of Coastal Engineering (DCE). The project includes shoreline protection, landfill closure, natural resource restoration, and park construction.

The former 86-acre municipal landfill is in the Cramer Hill neighborhood of Camden, at the intersection of Harrison Avenue and East State Street where the Cooper River flows into the Delaware River. From 1952 to 1971, the landfill was operated and thereafter was never capped or officially closed, and afterwards, it was an unauthorized dumping site for years. In 2006 The Salvation Army applied \$59 million it received from the estate of Ray and Joan Kroc to construct the Kroc Community Center on 24 acres of the landfill. The Kroc Community Center, having opened in 2014, currently serves over 8,000 residents. The NJDEP provided \$22 million of Hazardous Discharge Site Remediation Funds and another \$4 million in public funds during 2006-2014 to remediate the landfill. DEP's ONRR has allocated another \$47 million in natural resource damage settlement monies to transform the remaining 62 acres of the landfill into the Cramer Hill Waterfront Park.

Mr. Kenny also described the completed work, which included installation of reinforced silt fencing, perimeter fencing and project signage; a truck wash, a turbidity barrier along the Delaware River shoreline and a second construction entrance on Harrison Avenue; construction of the trailer compound, equipment storage corral and temporary dewatering treatment plant area; freshwater mussel relocation from the coffer dam area in Cooper River; and preparation of the clean fill material storage areas. Ongoing work includes additional earthwork activities; perimeter air monitoring for dust, landfill gases and volatile organic compounds, and off-site disposal of an abundance of used tires.

He also stated that work at the site planned for the coming months would include constructing the structural hard surface shoreline areas along the Delaware River. He pointed up that it is timely to start those conversations regarding the ownership of the Park at the time DEP transfers the site back to CRA.

Resolutions for Review and Action

12-12-18A Resolution Authorizing a Professional Service Agreement with GZA Geo Environmental, Inc. for a Site Investigation / Remedial Investigation of Block 405 Lot 1 of the City of Camden Tax Map in an Amount Not to Exceed \$233,460.00

Motion: Ayes:

Nays: Abstentions:

Comments: Mr. Harveson reported out on the resolution. Commissioner Davis asked about the method of advertisement for the work. Mr. Harveson advised that the project was advertised on the CRA website and in the Courier Post. Ms. Davis asked whether the CRA can directly inform the Camden City Business Association of CRA of upcoming projects. Mr. Harveson acknowledged such outreach in future. There were no further comments or questions.

12-12-18B Resolution Authorizing the Acceptance of Certain Properties in the Central Waterfront Area from the City of Camden

Motion: Ayes:

Nays: Abstentions:

Comments: Commissioner Davis also asked about the goal of hiring 30 employees and local sourcing. After some discussion, Board Counsel, Mark Asselta informed the board that the Agency is acting as the City's agent and as such, the minimum conditions for the auction were set by City Council in its Ordinance. He agreed to provide to the board a copy of the Local Lands and Buildings Act, which governs municipalities and outlines the procedure for the bid advertisement. There were no further questions or comments.

12-12-18C 2019 Adopted Budget Resolution the City of Camden Redevelopment Agency Fiscal Year: From January 1, 2019 to December 31, 2019

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Simpson advised that the DCA's Office of Local Government Services approved the CRA's proposed budget without any changes from the budget's submission to the state in October 2018. She expressed appreciation to Johanna Conyer, Finance and Agency staff for their hard work and diligence. She advised that of a public hearing for the budget scheduled for Wednesday, December 12, 2018 at 5:00 pm. There were no further comments or questions.

Public Comments

None.

Old Business

None.

New Business

None.

Executive Session

Board Counsel Mark Asselta through Chairperson Torres advised of the need to enter Executive Session to discuss a legal matter and a personnel matter. Commissioner Bowman made a motion to enter Executive Session and Commissioner Leonard offered a second to the motion. All commissioners affirmed via voice vote at 7:11 PM. Commissioner Leonard made a motion to resume the public portion of the meeting. Commissioner Bowman seconded the motion and the motion to resume was affirmed by all commissioners via voice vote at 7:20 PM.

Board Counsel read into the record a motion to waive the requirements of Section XIII of the City of Camden Redevelopment Agency's Administrative Policies and Procedures to allow the Interim Executive Director to carry forward to the next calendar year (15) days or 50% of accumulated vacation days.

Chairperson's Remarks and Observations

None.

Adjournment

Commissioner Bowman made a motion to adjourn that was seconded by Commissioner Leonard, and affirmed by all commissioners via voice vote and the meeting ended at approximately 7:21 PM.