

The Board of Commissioners of the City of Camden Redevelopment Agency held its Monthly Caucus Meeting on Wednesday, November 2, 2016, at Camden City Hall, 13th Floor Conference Room, Camden, New Jersey.

Chair Marilyn Torres called the meeting to order at approximately 6:00 PM. Board Clerk Sulena Robinson-Rivera called roll. Commissioner, Jose Javier Ramos, joined the meeting after roll call at 6:02pm.

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

Absent: VB

Excused:

Attendees: Saundra Ross Johnson, Mark Asselta, Sulena Robinson-Rivera, Johanna Conyer, James Harveson, and Olivette Simpson CRA; Barbara Kelly, Camden Business & Contractors Association (CBCA)

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 Meetings- October 5 and 12 2016

Motion: Ayes:

Nays: Abstentions:

Comments: Ms. Torres asked all Commissioners if they had an opportunity to review the minutes. All affirmed. There were no further comments or questions.

Executive Director's Report

Date of Meeting- November 2, 2016

Motion: Ayes:

Nays: Abstentions:

Comments: Director Johnson updated the Board on various actions of City Council related to the work of the CRA including authorization of the Burger King restaurant planned to be developed adjacent to the Family Dollar store located at the intersection of 7th& Linden Sts. There was also a walk on resolution related to the sale of the property owned by the CRA located at 304-306 Cooper Street, known as, the Pierre Building. City Council also established a funding resource from remaining Economic Opportunity Act funds which will be managed by the UEZ staff for the benefit eligible City of Camden based businesses. She also introduced the short four minute video related to Bright Fields and installation of solar fields on sites in New Jersey with a contextual land use history similar to that of the Harrison Ave Landfill. Commissioner Leonard, who works in the industry and has an expert understanding of the various stages, science, nomenclature, and other industry particulars shared some timely examples of comparable projects. He also distributed a study of Economics and Performance of Solar Photovoltaics at a Landfill in Cleveland to assist with strengthening the board's general understanding of such a project. Likewise, he volunteered to contribute, where appropriate, to preliminary discussions and contract negotiations on the subject. Director Johnson added the project is so unique it required the CRA to engage special counsel and engineering firms for the Harrison Ave landfill solar fill project which is planned for completion in 2019. Commissioner Sharma asked whether the proposed fishing pond is going to be catch and release. Director of Economic Development, James Harveson noted this detail is currently undetermined. There were no questions or comments.

Redevelopment Project Presentation

An informative screening of a four minute thirteen second National Geographic produced video on solar landfills in NJ, entitled; Toxic Land Generates Solar Energy.

Resolutions for Review and Action

11-09-16A Resolution Authorizing a Memorandum of Agreement with the Salvation Army in Connection with the Procurement of a Solar Renewable Energy Project Located on the Balance of the Harrison Avenue Landfill (Block 809, Lot 7 of the Camden City Tax Map) and Providing Energy to the Kroc Center

Motion: Ayes:

Nays: Abstentions:

Comments: The final deal and site lease will come before the board once finalized. Commissioner Davis asked whether the land has to be capped. Commissioner Leonard asked when the RFP will be advertised. Mr. Harveson affirmed the capping will be required and both the capping and RFP are planned to occur in 2017. There were no further comments or questions. Commissioner Ramos asked whether the land would still be considered toxic. Mr. Harveson advised the landfill site, proper, is the only area where remediation is still needed. Commissioner Davis asked if members of the board could attend a training to learn more about the topic. Director Johnson will research and share.

11-09-16B Resolution Authorizing a Professional Services Agreement with Woodard & Curran to Provide Licensed Site Remediation Professional Services in Connection with the Former Sears Tire & Battery Site located at 1350 Admiral Wilson Boulevard (Block 1464 Lots 4 & 5 of the Camden City Tax Map) in an Amount not to Exceed \$78,630.00

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

11-09-16C Resolution Authorizing the Application for and Acceptance of a Grant in the Amount of \$1,800,790.13 From the Hazardous Discharge Site Remediation Fund for Environmental Remediation of the Proposed North Camden Waterfront Park in the North Camden Brownfield Development Area and Authorizing an Agreement with Cooper's Ferry Partnership For Management of the Remediation Grant

Motion: Ayes:

Nays: Abstentions:

Comments: Mr Harveson introduced, Coopers Ferry Project Representative, Sarah Bryant to speak to the 30 acre, \$4.6M, North Camden Pyne Poynt Park Development project planned to be implemented as outlined in the 2008 North Camden Neighborhood and Waterfront Park Plan. The improvements include a half mile green way trail, boat launch, fishing pier, picnic areas and overlooks the scenic Delaware River Back Channel. Commissioner Ramos asked who will maintain the park. Ms. Bryant acknowledged the park is currently owned by the City of Camden, still they are seeking creative continued maintenance options for the park. She also noted the plans include security features such as closed caption camera surveillance and increased patrols by the Metro Camden Police Department. Commissioner Torres asked that the plans be revisited to take into consideration of increased number of children the park will attract and how the trucks with boat trailers will impact their safety. Director of Housing, Olivette Simpson, added a 78 unit family development is proposed for development, very close to this site. There were no further comments or questions.

11-09-16D Resolution Authorizing the Camden Redevelopment Agency to Enter Into a Contract with Rubino & Company, Chartered to Provide Financial Auditing Services for FYE 2016

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

Public Comments

Barbara Kelly of Camden Business & Contractors Association (CBCA) submitted copies of the group's newsletter.

Ms. Laverne Williams asked when the solar field will be completed and whether the solar fields will reduce the utility bills for the City and others.

Old Business

None.

New Business

None.

Chairperson's Remarks and Observations

None.

Executive Session

None.

Adjournment

This meeting adjourned at approximately 6:52 PM on a motion made by Commissioner Leonard and seconded by Commissioner Davis and affirmed via voice vote.