

The Board of Commissioners of the City of Camden Redevelopment Agency **held the Monthly Caucus on Wednesday, August 4, 2021** via teleconference.

Chairperson Marilyn Torres called the meeting to order at 6:00 PM. Interim Board Clerk Carla Rhodes called roll.

Present: Marilyn Torres, Derek Davis*, Gilbert Harden, Jr., Jose Javier Ramos, and Maria Sharma
Absent: Ian Leonard
Attendees: Olivette Simpson, Mark Asselta, Carla Rhodes, Donna Arthur-Pettigrew, and Sulena Robinson-Rivera, CRA; Michele Christina, BRS and David Carlson, TRC; Patricia Cook, Triste Brooks, Stephanie Fisher, Amy Noone, and Melanie Woods, Planned Parenthood of Northern, Central and Southern New Jersey, Inc., and Raymond Console, Cozen O'Connor (for Rowan-Rutgers Joint Board of Governors)

Ms. Rhodes 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.

**Note: Commissioner Derek Davis joined the meeting at approximately 6:12 PM.*

Review of Minutes

Date of Meeting: July 14, 2021

Motion: Ayes:

Nays: Abstentions:

Comments: There were no comments or questions.

Interim Executive Director's Report

Date of Meeting: July 14, 2021

Motion: Ayes:

Nays: Abstentions:

Comments: Background was provided by Interim Executive Director Olivette Simpson in support of the City of Camden's assistance to Parkside Business and Community in Partnership's (PBCIP) application for NJ Neighborhood Preservation Program funding. If secured, the \$125,000 annual grant for five years will leverage funds for revitalization of the Parkside Haddon Avenue Business Corridor.

The remainder of Ms. Simpson's report was deferred until the Regular Monthly Meeting of August 11, 2021.

****Redevelopment Project Presentations:**

There were two presentations in support of Resolution 08-11-21A and 08-11-21F, respectively. Highlights are summarized below. (ALSO SEE PRESENTATIONS ATTACHED.)

Resolution 08-11-21A

For Presentation # 1, Ms. Simpson reported to the board prior to this meeting the Cramer Hill Waterfront Park is nearing completion and the operations of the Park will be the subject of future agreements among the DEP, CRA, City, and Camden County. At this juncture, it is appropriate that CRA's environmental consultant and the contracted License Site Remediation Professional (LSRP) address the closure of the former Harrison Avenue Landfill and the remediation obligations of the Agency even after the Park is opened in late September 2021.

Ms. Simpson introduced Michele Christina, Principal, BRS, Inc. and David Carlson, LSRP, TRC Environmental Corporation regarding Cramer Hill Waterfront Park; they covered closure and environmental remediation within the footprint of the 86-acre former Harrison Avenue Landfill.

CRA must enter into a multi-party Operations Agreement to detail its obligations going forward. A brief history of the site was provided in that the municipal landfill was operated by the City of Camden for roughly 20 years (1952-1971) as a State-approved disposal facility; illegal dumping also occurred. From 1979 – 2018, the landfill was never capped or officially closed. With NJ Department of Environmental Protection/Office of Natural Resource Restoration's (NJDEP/ONRR) leadership, \$57 Million was committed to the reuse of the Park addressing the capping and closure of the former landfill, restoration of the shoreline and natural habitats and for construction of the park. Construction commenced in March 2018 and the park is expected to fully open by December 2021. This presentation addressed concerns regarding the types of waste uncovered and possible impacts at length; they also are captured in the attached written report.

During remediation and construction, repeated periodic sampling was undertaken to address vapor intrusion and groundwater contamination, as well as installation of gas ventilation and infiltration systems. No risks are foreseeable. The groundwater contamination is very deep below the surface. However, to provide adequate post-construction monitoring, the installation of new wells offsite and in the immediate neighborhood are recommended.

Several questions were posed by Ms. Torres:

- Are natural gases still extracted (from this location)?
- Will the park have lighting?
- Will solar power be used?
- Will Red Alert or similar technology be utilized?

According to Ms. Christina, Mr. Carlson, and Ms. Simpson: A network of landfill gas vents is designed to remove flammable gasses and control hydrogen sulfide. Contamination is in groundwater, but groundwater is not used in the park. The park will share the Kroc Center's lighting plan. Solar power and Eyes on the Sky technology will be utilized to ensure functionality and security at the dawn to dusk site.

Redevelopment Project Presentations (cont'd):

Resolution 08-11-21F

Ms. Simpson, subsequently, introduced Planned Parenthood of Northern, Central and Southern New Jersey, Inc. Board Member Stephanie Fisher for Presentation #2. Ms. Fisher was accompanied by: Patricia Cook, Board Member; Triste Brooks, Co-CEO; Amy Noone, Executive Office Director, and Melanie Woods, Camden Health Center Director.

Planned Parenthood seeks to acquire seven parcels and relocate its offices and medical facility from Broadway to MLK Boulevard as well as extend the redevelopment designation and include one additional property to the redevelopment project site. Ms. Fisher addressed the Board, noting Planned Parenthood has been providing services since 1937 as well as in its Broadway and Benson Street location since 1995. This is a medically under-served community. The proposed Center will be a full-service facility, operating six (6) days-a-week. Community access also will be provided for educational programming and other events. Its proximity to public transportation is perceived as an additional benefit.

Commissioner Maria Sharma expressed concern about possible exposure of children visiting nearby institutions of learning to abortion messaging. Ms. Fisher noted Planned Parenthood's dedication to providing a wide range of services for men, LGBTQ, and a host of sectors of the public. Ms. Brooke added that Planned Parenthood is a proud part of the community and has occupied the Broadway and Benson Street location for decades. The current location and proposed Center do not have signage promoting abortion services. Ms. Fisher shared background regarding the late-Freeholder Riletta Cream's support of the current facility. Ms. Simpson advised of Rowan-Rutgers Joint Board of Governors and Cooper Hospital's support of the relocation and building of a new medical facility.

***Note: During this portion of the meeting, Commissioner Gilbert Harden experienced technical difficulties. A follow-up call is to provide additional details.*

Resolutions for Review and Action to be taken at the Regular Board Meeting

08-11-21A **Resolution Authorizing a Professional Services Agreement with Greenbaum, Rowe, Smith & Davis LLP to Provide Outside Legal Counsel Services for an Operations Transfer Agreement for the Cramer Hill Waterfront Park (formerly known as the Harrison Avenue Landfill) Designated as Block 809, Lots 7 & 13 on the Camden City Tax Map for an Amount Not to Exceed \$58,900.00**

Motion: **Ayes:**

Nays: **Abstentions:**

Comments: Ms. Simpson advised the Board that, due to a conflict with Board Counsel Mark Asselta, outside legal services are required. Of the two proposals received, one proposal was unresponsive.

There were no additional comments or questions.

08-11-21B **Resolution Authorizing a Change Order to a Professional Services Agreement with TRC Environmental Corporation to Provide Additional Environmental and Licensed Site Remediation Professional Services for the Northern Portion of the Dominick Andujar Park Site Designated as Block 12, Lots 1, 3-9, and 18-21 on the City of Camden Tax Map for an Amount Not to Exceed to \$ 30,077.00**

Motion: Ayes:
Nays: Abstentions:
Comments: There were no comments or questions.

08-11-21C **Resolution Authorizing a Professional Services Agreement with TRC Environmental Corporation to Provide Environmental and Licensed Site Remediation Professional Services for Block 405, Lot 1 on the City of Camden Tax Map for an Amount Not to Exceed \$83,194.00**

Motion: Ayes:
Nays: Abstentions:
Comments: There were no comments or questions.

08-11-21D **Resolution Authorizing an Amendment to Resolution 01-13-21A that Designated One Water Street LLC (an affiliate of American Water) as the Redeveloper of a Parcel within Block 80.02, Lot 1 of the Camden Tax Map and Known as Unit C-7 of the Camden Waterfront Condominium and Authorized a Designated Developer Sub agreement to Extend the Deadline to Enter Into a Designated Developer Sub agreement**

Motion: Ayes:
Nays: Abstentions:
Comments: Ms. Simpson advised the Board that the proposed action is necessary because of a delayed closing. Mr. Asselta added that uncertainties regarding the purchase have been resolved. The original deadline was late-July, so the new closing date is not expected to affect construction.

Mr. Harden commented on the site location. There were no additional comments or questions.

08-11-21E **Resolution Authorizing a Pre-Qualified List of Environmental and Engineering Firms to Provide Professional Environmental Services for 2021-2022**

Motion: Ayes:
Nays: Abstentions:
Comments: There were no comments or questions.

08-11-21F **Resolution Amending Resolution 10-21-20D to Extend the Redeveloper Designation of Planned Parenthood of Northern, Central and Southern New Jersey for Block 177, Lots 42-44, Lots 63 - 65 of the City of Camden Tax Map, to Add Block 177, Lot 45 to the Redeveloper Designation and to Authorize a Redevelopment Agreement with the Redeveloper for the Additional Property**

Motion: Ayes:
Nays: Abstentions:
Comments: There were no comments or questions.

Public Comments

Raymond Console of Cozen O'Connor was in attendance and expressed support of the Planned Parenthood Camden Health Center Project on behalf of the Rowan/Rutgers University Board of Governors.

Old Business

None.

New Business

None.

Executive Session

None.

Chairperson's Remarks and Observations

Ms. Torres thanked the Commissioners for their punctuality.

*****Adjournment**

Commissioner Jose Javier Ramos made a motion to adjourn the meeting, which was seconded by Mr. Harden and affirmed via voice vote by all Commissioners. The meeting ended at approximately 7:12 PM.

****Note: Commissioner Maria Sharma departed at approximately 7:03 PM.*