

CERTIFICATION

I hereby certify the attached to a true and correct copy of the unapproved Minutes of the December 17, 2012 Regular Meeting of the Camden County Municipal Utilities Authority. It is anticipated that these minutes will be adopted by the CCMUA's Board of Commissioners at the January 22, 2013 Regular Meeting.



Kim Michelini
Authority Secretary

THE CAMDEN COUNTY MUNICIPAL UTILITIES AUTHORITY

MINUTES OF THE REGULAR MEETING HELD ON DECEMBER 17, 2012

The Regular Meeting of The Camden County Municipal Utilities Authority was called to order by Chairwoman Dixon at 6:00 P.M. The meeting was held at the Administration Building located at 1645 Ferry Avenue, Camden, New Jersey. On roll call, the Commissioners responded to their names as follows:

Commissioner	Biondi	-	YES
"	Bresch	-	YES
"	Burley	-	YES
"	Engelbert	-	YES
"	MacFarlane	-	ABSENT
"	McKernan	-	ABSENT
"	Swartz	-	YES
"	Wu	-	YES
Chairwoman	Dixon	-	YES

STAFF PRESENT:

Andrew Kricun, Executive Director/Chief Engineer
Laurence E. Rosoff, Solicitor
Wayne Planamento, Chief Financial Officer

Robert Cornforth, Director of O&M
Kim Michelini, Authority Secretary
Alisa Smith, Secretarial Assistance

CONSULTANTS:

Robert Serpente, D&B/Guarino
Jose Calderon, T&M Associates
Alan Parry, Synagro

OTHERS PRESENT:

Colandus "Kelly" Francis, Camden County NAACP
Lisa Penral, Degnan and Bateman
Marge DellaVecchia, Camden County

Chairwoman Dixon read the 'Chairperson's Commencement Statement' acknowledging that proper notice of this Regular Meeting setting forth the date, time and place of the meeting has been prominently posted on (1) a public bulletin board located in the lobby of the Administration building (2) mailed to the Courier-Post and Inquirer and (3) filed with the Clerk of Camden County on February 1, 2012 as set forth in its annual schedule of meetings, in compliance with the Open Public Meetings Law.

ADOPTION OF MINUTES:

A motion was made by Commissioner Biondi and seconded by Commissioner Engelbert to adopt the Minutes of the Regular Meeting held on November 19, 2012. There being no question on the motion, a roll call was taken. On roll call, the Commissioners responded to their names as follows:

Commissioner	Biondi	-	YES
"	Bresch	-	YES
"	Burley	-	YES
"	Engelbert	-	YES
"	Swartz	-	YES
"	Wu	-	YES
Chairwoman	Dixon	-	YES

The motion was carried.

PUBLIC HEARING- PROPOSED RATE INCREASE- 2013

Mr. Kricun opened the public hearing by stating that the 2013 Budget was approved by the Board of Commissioners in October 2012 and was submitted to the Department of Community Affairs (DCA). The DCA approved the budget conditioned upon the process of a rate hearing. We publically advertised in two newspapers and sent a notice to all 37 of Camden County's mayors notifying them that a public hearing would be held for the new rate. The current rate is \$324 per household per year for suburban municipalities and \$181 per household per year for Camden City residents. The proposal that was approved by the DCA was an additional \$14 per year per household, taking the rate from \$324 to \$338. Mr. Kricun offered the public the opportunity to comment on the proposed rate increase. There was no public present to comment on the proposed rate increase, therefore, Mr. Kricun closed the public portion of the rate hearing. He added that the rate increase of \$338 per year per household is only \$1.00 greater than the \$337 rate that was in effect in 1996. When you take the 1996 rate and adjust it for inflation it is closer to \$500. Therefore, in real dollars, inflation adjusted dollars, our rate is actually 48% lower than it was in 1996. This concludes the rate hearing portion of the meeting.

A motion was made by Commissioner Biondi and seconded by Commissioner Engelbert to adopt Resolution #R-12:12-162, authorizing a revision of sewer use charges. There being no question on the motion, a roll call vote was taken. On roll call, the Commissioners responded to their names as follows:

Commissioner	Biondi	-	YES
"	Bresch	-	YES
"	Burley	-	YES
"	Engelbert	-	YES
"	Swartz	-	YES
"	Wu	-	YES
Chairwoman	Dixon	-	YES

Resolution #R-12:12-162 was adopted.

EXECUTIVE DIRECTOR'S REPORT:

I) ITEMS FOR DISCUSSION:

A) Administration:

1) Environmental Management System – December 2012 Report

Commissioner Wu noted that the sludge dryers have taken a step backward recently and asked Mr. Kricun to explain why. Mr. Kricun replied that the dryers had been taking nearly all of the sludge for about three or four months up until the performance test. Then the performance test was only partially successful, but since that performance test they have yet to ramp back up to full operation. We have asked both Synagro and Komline Sanderson to advise as to the reason why this is and we have been pushing as much sludge as possible through the dryers. We think that one possible reason is that Komline's operation of the strain presses, which is upstream of the dryers, has been suboptimal. Since we have more of a stake in this matter, the CCMUA's Operation and Maintenance Department has been trained on the operation of the strain presses and have taken over the operation of the strain presses as of last Thursday. We are hoping that the better strained sludge will resume the better performance of the dryers. In the meantime, we are working on putting in the permanent strain presses. We anticipate that once they are installed, sometime in May or June of 2013, this will be the last test for the dryer; either it can or cannot take all of our sludge. We will have to deal with the performance bond accordingly. The dryer's performance is heavily dependent upon the performance of the strain presses, and since the permanent presses should be better than the temporary ones, that will be the best opportunity for the dryers to perform. The thought process is that the operation of the strain presses had fallen off somewhat since they hired unskilled laborers to operate the presses and that perhaps Komline was not maintaining them properly as well. The performance would be negatively impacted if they were not operated and maintained properly. Other than that, Komline has no other answers regarding the performance of the dryers.

Commissioner Bresch asked if we still had the temporary strain presses in operation and when we took over operation of them, to which Mr. Kricun replied our O&M staff took over operation of the temporary dryers last week. Mr. Cornforth added that we took over last Monday, and the staff received training on Wednesday of last week. We are hoping that it is not a coincidence that we slowed the volume of the presses down to match our sludge production which we monitor and make adjustments to on a daily basis. We believe it had been turned up a little bit too high causing some of the material to be washed through the strain press rather than straining it. The dryer production has improved dramatically over the weekend which we hope is a result of the our operation. We are not

sure yet but are encouraged by what we are seeing. Mr. Kricun noted that theoretically this makes sense since we know that the dryers were able to take almost all of the sludge for a three month period and the strain presses were the facility that turned the operation around so it is likely that this is the source of the problem. We need more data before we can say definitively. Mr. Cornforth also explained that additional parts were ordered as it seemed that the gear box was likely due for repair or replacement.

Commissioner Wu asked when the permanent strain press would be installed to which Mr. Kricun replied that it would likely be by June 2013. The task at this time is to optimize the performance of the temporary strain presses as it was prior to the performance test. Once the permanent strain presses are installed, the dryer will hopefully be in its best light and pass the performance test. If not, then we will have to conclude that while the dryers are effective, they have not met the performance guarantee and we will have to call the bond to get some kind of partial recompense from Komline. Mr. Cornforth added that the other possibility, one we hope is not the case, is that the difference in the plant's summer and winter biology is not the cause of the lessening production. We received good production during the spring and summer months but are seeing less production during the fall and winter months. It's too early to tell for sure, but something we need to rule out.

Commissioner Wu wanted to know if we would know within the next 30 days if the change in operation of the strain presses would be effective. Mr. Kricun stated that hopefully in the next 30 days we will see significant improvement in the output of the dryers.

- 2) Agreement with Rutgers for Year 3 of Green Infrastructure program
- 3) Administrative Consent Order with the NJ Department of Environmental Protection and Winslow Twp
- 4) Liney Ditch Ribbon Cutting ceremony- Tentative 12/21
- 5) NJ Alliance for Action Award- Savior of the Environment
- 6) NJAEA Award- to be received January 16, 2013
- 7) EMS Audit Results
- 8) Nutrient Litigation Update

B) Engineering:

- 1) Change Order to CES for construction of the Atlantic Basin Interceptor Expansion Project
- 2) Change Order (credit) to Metra for construction of the Atlantic Basin Interceptor Expansion Project
- 3) Change Order to PKF Mark III for construction of the Atlantic Basin Interceptor Expansion Project

Chairwoman Dixon asked for clarification on the change order for PKF Mark III and why this was an unforeseen change. Mr. Kricun noted that our construction manager of T&M Associates, Jose Calderon, and design engineer, Bob Serpente of D&B/Guarino were at the meeting and available to answer questions regarding this change order. Mr. Kricun noted that we were unable to foresee this change because the pumping station was originally planned for a certain location on the property of the Camden County Vocation School. That location has a certain topography, therefore, there is a certain elevation associated with the topography and determines how deep the station is to be. The vocational school, after the bids were in, asked if we could move the site of the pumping station. Once it was moved to a different location, we had to go deeper which caused more excavation, more sheeting, etc. causing increased expenses. Mr. Serpente confirmed that the site location was changed after the bids were received at the request of the vocational school. He added that the school determined that they wished to keep the "headhouse" portion of the existing pumping station for classroom, storage, etc rather than demolish it.

Commissioner Bresch asked if the construction manager provides an independent evaluation of the change orders submitted by the contractor. Mr. Kricun indicated that our independent construction manager, Jose Calderon of T&M Associates, reviews and negotiates each change order request and provides his opinion on the matter. The recommendation is attached to each resolution for the Board's review. Mr. Calderon added that his recommendations for change orders is based on two components: time and monetary value of the change order.

- 4) Change Order (Final Quantities) to C&T Associates for upgrades to the PTF Chamber

C) **Legal:**

D) **Operations & Maintenance:**

E) **Finance:**

- 1) Voucher Payment Resolutions - Report on Emergency Payments

II) **INFORMATIONAL ITEMS:**

A) **Administration:**

- 1) CCMUA Organizational Chart – as of December 1, 2012

B) **Finance:**

- 1) Collections Report for November 2012
2) Budget Review Report for November 2012
3) Cash Management Report – October 2012

C) **Operations & Maintenance:**

- 1) Del. No. 1 WPCF & Winslow STP- Discharge Monitoring Report (Oct 2012)
2) Del. No. 1 WPCF & Winslow STP- Sludge Quality Assurance Report (Sept 2012)
3) Del. No. 1 WPCF & Winslow STP- Operations Report (Oct 2012)

PUBLIC PARTICIPATION ON PROPOSED RESOLUTIONS:

None

OLD BUSINESS:

None

NEW BUSINESS:

Resolution #R-12:12-162, authorizing a revision of sewer use charges was addressed earlier during the public hearing portion of the meeting.

A motion was made by Commissioner Burley and seconded by Commissioner Biondi to adopt Resolution #R-12:12-163, adoption of the CCMUA's 2013 Budget (Second Reading). There being no question on the motion, a roll call vote was taken. On roll call, the Commissioners responded to their names as follows:

Commissioner	Biondi	-	YES
"	Bresch	-	YES
"	Burley	-	YES
"	Engelbert	-	YES
"	Swartz	-	YES
"	Wu	-	YES
Chairwoman	Dixon	-	YES

Resolution #R-12:12-163 was adopted.

A motion was made by Commissioner Engelbert and seconded by Commissioner Swartz to adopt Resolution #R-12:12-164, commending Martin F. McKernan, Jr. for his service to the CCMUA, the residents of Camden County and the environment. Mr. Kricun explained that Commissioner McKernan was planning on attending tonight's meeting, however, he was unwell. He added that Commissioner McKernan will be attend January's meeting, after his term, to thank the Board and to express his appreciation for serving with you all these years. There being no question on the motion, a roll call vote was taken. On roll call, the Commissioners responded to their names as follows:

Commissioner	Biondi	-	YES
"	Bresch	-	YES
"	Burley	-	YES
"	Engelbert	-	YES
"	Swartz	-	YES
"	Wu	-	YES
Chairwoman	Dixon	-	YES

Resolution #R-12:12-164 was adopted.

A motion was made by Commissioner Biondi and seconded by Commissioner Swartz to adopt Resolution #R-12:12-165, authorizing the execution of an agreement between the CCMUA and Sherwood-Logan & Associates, Inc., of Annapolis, MD for supply and delivery of parts for Hayward Gordon Torus Recessed Impeller Pumps in accordance with Specification #12-28. There being no question on the motion, a roll call vote was taken. On roll call, the Commissioners responded to their names as follows:

Commissioner	Biondi	-	YES
"	Bresch	-	YES
"	Burley	-	YES
"	Engelbert	-	YES
"	Swartz	-	YES
"	Wu	-	YES
Chairwoman	Dixon	-	YES

Resolution #R-12:12-165 was adopted.

A motion was made by Commissioner Biondi and seconded by Commissioner Engelbert to adopt Resolution #R-12:12-166, extending the December 1, 2012 Regional Sewer Service bill due date. There being no question on the motion, a roll call vote was taken. On roll call, the Commissioners responded to their names as follows:

Commissioner	Biondi	-	YES
"	Bresch	-	YES
"	Burley	-	YES
"	Engelbert	-	YES
"	Swartz	-	YES
"	Wu	-	YES
Chairwoman	Dixon	-	YES

Resolution #R-12:12-166 was adopted.

A motion was made by Commissioner Biondi and seconded by Commissioner Engelbert to adopt Resolution #R-12:12-167, approving Change Order No. 1, amending the CCMUA's contract with Consulting Engineer Services for engineering services during construction of a portion of the Atlantic Basin Interceptor Extension – Contract 324. There being no question on the motion, a roll call vote was taken. On roll call, the Commissioners responded to their names as follows:

Commissioner	Biondi	-	YES
"	Bresch	-	YES
"	Burley	-	YES
"	Engelbert	-	YES
"	Swartz	-	YES
"	Wu	-	YES
Chairwoman	Dixon	-	YES

Resolution #R-12:12-167 was adopted.

A motion was made by Commissioner Swartz and seconded by Commissioner Biondi to adopt Resolution #R-12:12-168, authorizing a Credit from Metra Industries for construction of a portion of the Atlantic Basin Interceptor. There being no question on the motion, a roll call vote was taken. On roll call, the Commissioners responded to their names as follows:

Commissioner	Biondi	-	YES
"	Bresch	-	YES
"	Burley	-	YES
"	Engelbert	-	YES
"	Swartz	-	YES
"	Wu	-	YES
Chairwoman	Dixon	-	YES

Resolution #R-12:12-168 was adopted.

A motion was made by Commissioner Burley and seconded by Commissioner Swartz to adopt Resolution #R-12:12-169, authorizing execution of a Memorandum of Agreement with Rutgers University for continued implementation of a Green Infrastructure Plan in Camden City. Commissioner Biondi asked if the resolution was incorrect since it stated the year was 2012. Mr. Kricun clarified that the resolution he was referring to was actually #170 and yes it should be 2013. The resolution will be amended accordingly. There being no further question on the motion, a roll call vote was taken. On roll call, the Commissioners responded to their names as follows:

Commissioner	Biondi	-	YES
"	Bresch	-	YES
"	Burley	-	YES
"	Engelbert	-	YES
"	Swartz	-	YES
"	Wu	-	YES
Chairwoman	Dixon	-	YES

Resolution #R-12:12-169 was adopted.

A motion was made by Commissioner Biondi and seconded by Commissioner Swartz to adopt Resolution #R-12:12-170, authorizing execution of an Administrative Consent Order with the New Jersey Department of Environmental Protection and Winslow Township. There being no question on the motion, a roll call vote was taken. On roll call, the Commissioners responded to their names as follows:

Commissioner	Biondi	-	YES
"	Bresch	-	YES
"	Burley	-	YES
"	Engelbert	-	YES
"	Swartz	-	YES
"	Wu	-	YES
Chairwoman	Dixon	-	YES

Resolution #R-12:12-170 was adopted.

A motion was made by Commissioner Biondi and seconded by Commissioner Engelbert to adopt Resolution #R-12:12-171, approving Change Order No. 1, amending Contract 365 with PKF Mark III for the Atlantic Basin Interceptor – Cross Keys Road Pumping Station. There being no question on the motion, a roll call vote was taken. On roll call, the Commissioners responded to their names as follows:

Commissioner	Biondi	-	YES
"	Bresch	-	YES
"	Burley	-	YES
"	Engelbert	-	YES
"	Swartz	-	YES
"	Wu	-	YES
Chairwoman	Dixon	-	YES

Resolution #R-12:12-171 was adopted.

A motion was made by Commissioner Biondi and seconded by Commissioner Burley to adopt Resolution #R-12:12-172, authorizing a Change Order to the Delaware No. 1 WPCF Plant Improvement Contract with C&T Associates. Commissioner Biondi asked if it was possible to have anticipated this change order to which Mr. Kricun replied that we did include an allowance for this item; it just wasn't sufficient. We suspected that the pipe would likely be bad since it was the original pipe to the main plant so an allowance was included, but once the pipe was empty of flow, it was realized that the allowance was not sufficient. There being no further question on the motion, a roll call vote was taken. On roll call, the Commissioners responded to their names as follows:

Commissioner	Biondi	-	YES
"	Bresch	-	YES
"	Burley	-	YES
"	Engelbert	-	YES
"	Swartz	-	YES
"	Wu	-	YES
Chairwoman	Dixon	-	YES

Resolution #R-12:12-172 was adopted.

A motion was made by Commissioner Biondi and seconded by Commissioner Swartz to adopt Resolution #R-12:12-173, designating an Auditor for Fiscal Year 2012 in conjunction with the County of Camden as part of the Shared Services Initiative. There being no question on the motion, a roll call vote was taken. On roll call, the Commissioners responded to their names as follows:

Commissioner	Biondi	-	YES
"	Bresch	-	YES
"	Burley	-	YES
"	Engelbert	-	YES
"	Swartz	-	YES
"	Wu	-	YES
Chairwoman	Dixon	-	YES

Resolution #R-12:12-173 was adopted.

A motion was made by Commissioner Biondi and seconded by Commissioner Engelbert to adopt Resolution #12:12-174, ratifying approval of expense vouchers as approved by the Executive Director under authorization granted by CCMUA Resolution #R-97:3-60, dated March 17, 2012. There being no question on the motion, a roll call vote was taken. On roll call, the Commissioners responded to their names as follows:

Commissioner	Biondi	-	YES
"	Bresch	-	YES
"	Burley	-	YES
"	Engelbert	-	YES
"	Swartz	-	YES
"	Wu	-	YES
Chairwoman	Dixon	-	YES

Resolution #R-12:12-174 was adopted.

A motion was made by Commissioner Biondi and seconded by Commissioner Burley to adopt Resolution #R-12:12-175, authorizing payment of \$11,601,514.41 for expenses disbursed from various trust accounts. There being no question on the motion, a roll call vote was taken. On roll call, the Commissioners responded to their names as follows:

Commissioner	Biondi	-	YES
"	Bresch	-	YES
"	Burley	-	YES
"	Engelbert	-	YES
"	Swartz	-	YES
"	Wu	-	YES
Chairwoman	Dixon	-	YES

Resolution #R-12:12-175 was adopted.

A motion was made by Commissioner Biondi and seconded by Commissioner Engelbert to adopt Resolution #R-12:12-176, authorizing that the Authority hold a Closed Session Meeting to discuss legal matters. There being no question on the motion, a roll call vote was taken. On roll call, the Commissioners responded to their names as follows:

Commissioner	Biondi	-	YES
"	Bresch	-	YES
"	Burley	-	YES
"	Engelbert	-	YES
"	Swartz	-	YES
"	Wu	-	YES
Chairwoman	Dixon	-	YES

Resolution #R-12:12-176 was adopted.

The meeting adjourned to closed session at 6:28pm.
The meeting returned to open session at 6:50pm.

A motion was made by Commissioner Engelbert and seconded by Commissioner Swartz to adopt Resolution #R-12:12-177, authorizing the granting of a Conservation Easement to the Natural Lands Trust. There being no question on the motion, a roll call vote was taken. On roll call, the Commissioners responded to their names as follows:

Commissioner	Biondi	-	YES
"	Bresch	-	YES
"	Burley	-	YES
"	Engelbert	-	YES
"	Swartz	-	YES
"	Wu	-	YES
Chairwoman	Dixon	-	YES

Resolution #R-12:12-177 was adopted.

A motion was made by Commissioner Burley and seconded by Commissioner Bresch to adopt Resolution #R-12:12-178, authorizing that the Authority move the Reorganization Meeting of February 4, 2013 to February 19, 2013. There being no question on the motion, a roll call vote was taken. On roll call, the Commissioners responded to their names as follows:

Commissioner	Biondi	-	YES
"	Bresch	-	YES
"	Burley	-	YES
"	Engelbert	-	YES
"	Swartz	-	YES
"	Wu	-	YES
Chairwoman	Dixon	-	YES

Resolution #R-12:12-178 was adopted.

PUBLIC PARTICIPATION:

Kelly Francis, a Camden County resident, introduced himself to the Board. He was present and prepared to speak in several capacities. He is president of the Camden County NAACP on Kaighn Avenue, Vice President of Camden City Tax Payers Association, and as a Board member of the NJ Department of Environmental Protection's Environmental Justice Advisory Counsel. Tonight he is here regarding the proposal made earlier this year to establish a park in the South Camden Waterfront South waterfront. The CCMUA was awarded a grant for the Open Space tax dollars in order to purchase 5 acres adjacent to this facility, between McAndrews and Forbes and the CCMUA.

Mr. Francis stated that he was opposed to the creation of this park for several reasons: 1) the land is not zoned for anything other than commercial or light industrial. Mr. Francis referred to a copy of Camden City's Master Plan adopted in 2002 noting that it did not include any provision for any kind of park along the waterfront, with the exception of the Liney Ditch Park; and 2) as Vice President of the Camden City Tax Payers Association, I oppose the creation of this waterfront park as it results in a loss of ratables and therefore, tax revenue. The property along the waterfront is one of the most valuable ratables the City of Camden especially when there is a shared port with a major metropolitan area (Philadelphia). The property was not intended to be a park and should not be used for this purpose; and 3) as an environmentalist, the park's location is probably the in the worst area because:

- a) It is right across the river from the Philadelphia port;
- b) It is also across the river from Route 95;
- c) There are many refineries and industrial facilities in the area, on the Philadelphia side;
- d) The site location is down-wind of the pollution and emissions from Philadelphia.

It would be extremely hazardous for a park to be located in this area as the families would be exposed to all of these environmental hazards and pollution. These are just some of the reasons why he opposes the park. However, the main reason is that there is a loss of ratables once the property becomes a park. The property became tax exempt once a County agency purchases it so it diminishes the amount of ratables that the City of Camden is able to take advantage of. Camden City is the poorest city in the country which is a result of the fact that its residents do not have jobs. Without jobs, people slip into poverty. At one point, the entire waterfront was industrial- from Gloucester to North Camden, and generated millions and millions of dollars in ratables to the City. Just about all of that land in now tax exempt. This facility here

occupies about 43 acres along the waterfront which is tax exempt. South Jersey Port is another 300 acres of tax exempt property because it is State owned. All of the money once generated from taxes is now zero. Further down the waterfront, the County has the marina, Wiggins Park, the Battleship museum, which are all tax exempt. To take another 5 acres of the most valuable commercial and industrial property is unconscionable. Camden has plenty of other vacant land to use for parks. In addition, this park will be sandwiched between the CCMUA, St. Lawrence Cement and other industrial facilities. It is for all of these reasons that we are opposed to the creation of a park along the waterfront. I ask that the CCMUA reconsider their decision to make this a park as it is not in the best interest of Camden City residents.

Mr. Kricun summarized that the three reasons given by Mr. Francis as to why the park should not be built are: 1) environmental 2) environmental justice and 3) economic. First, with regard to the environmental, last week I conducted a tour of the park and received approval from representatives from the US Environmental Protection Agency, the NJ Department of Environmental Protection Agency, the NJ Department of Environmental Justice Coordinator, Riche Outlaw, and the Delaware River Estuary and all were all very much in favor of this project. In addition, the Nature Conservatory and the NJ Conservation Foundation support this project and believe that this is a great opportunity for a park. Second, regarding the issue of environmental justice, the 1200 residents in the South Camden Waterfront neighborhood should have access to the riverfront. In fact, all the reasons cited, the pollution upstream, downstream, across the river, and downwind are all true whether the residents visit the park or live in their homes. Are you saying that these residents should abandon their homes? They live here and are entitled to access to green space. It is a matter of environmental injustice that they don't have green space and that they don't have opportunity to be near the river. Mr. Francis responded by saying that this was the dumbest thing he ever heard since in South Camden there are hundreds of acres of open space. Mr. Kricun responded to Mr. Francis' third stated reason, economics, by explaining that the owner of the site, American Minerals Company, went out of business in the late 1990's and the factory on the site has been abandoned for the last 15 years. The owner attempted to sell the property but companies were not interested in the property as the buildings were contaminated with asbestos and radiation. The CCMUA obtained an open space grant from the County of Camden to purchase the property. Mayor Redd was at the Park's ground breaking ceremony and the City is in 100% favor as is the County. The CCMUA received funding from the USEPA, the NJDEP, was in a grant partnership with the Nature Conservatory, the NJ Conservation Foundation and the Partnership for the Delaware River Estuary. From an environmental perspective it is a very attractive project, from an environmental justice perspective it is extremely important and right for the people who live here and from an economic perspective, no one bought the property because it was contaminated.

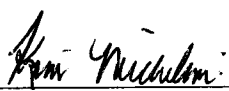
Mr. Francis responded by stating that the property is not open space as it was not zoned for this use. The property is zoned industrial or commercial. Why the County awarded the CCMUA \$800,000 of Open Space tax dollars to purchase this property is beyond me. This piece of land is one of the most valuable because it is along the riverfront and it is now worthless since it is tax exempt. Camden City will no longer receive tax dollars for this property that it so desperately needs. Camden was unable to market the land because Camden did not own the land and is bankrupt. The CCMUA is disregarding Camden's master plan by making this site a park. Mr. Kricun replied that there are many others that are in favor of this project including the residents in South Camden. Mr. Francis responded that 99% of Camden's residents do not likely know that this project is underway. Commissioner Swartz asked Mr. Francis if those same 99% of the residents would rather see an abandoned building or a waterfront park to which Mr. Francis replied that they would not; the people of Camden want jobs. Camden has more park space already than any other City in New Jersey. Commissioner Swartz added that the creation of a park may attract future developers as it is more appealing than a contaminated space. Mr. Francis closed by stating that the property in question is not open space; is not zoned for this purpose. It is zoned for commercial or light industrial use and is designated as such in Camden's master plan which has been approved by the residents of Camden. The CCMUA is disregarding Camden's Master Plan and, therefore, is disregarding the wishes of the residents of Camden, by making it tax exempt and denying the opportunity for a ratable and potential jobs.

Chairwoman Dixon thanked Mr. Francis for sharing his concerns which have been noted. The CCMUA has a meeting tomorrow with our Freeholder liaison and we will share your concerns with him. We appreciate you giving voice to those concerns. Thank you.

There being no further business, Chairwoman Dixon entertained for a motion of adjournment. A motion was made by Commissioner Burley and all Commissioners responded "aye" in favor. The meeting adjourned at 7:15pm.

Minutes of this meeting were approved on January 22, 2013

Respectfully Submitted,



Kim Michelini
Authority Secretary