Minutes of February 4, 2015 Monthly Caucus Meeting

The Board of Commissioners of the City of Camden Redevelopment Agency held its Monthly Caucus meeting on Wednesday, February 4, 2015, at Camden City Hall, 520 Market Street, 16th Floor Conference Room, Camden, New Jersey.

Chair Marilyn Torres called the meeting to order at approximately 6:04 PM. Interim Board Clerk Sulena Robinson-Rivera called roll.

Present: MT, VB, KH, MN, JR and MS Absent: JV (his father's death)

Attendees: Saundra Ross Johnson, Mark Asselta, Johanna Conyer, Olivette Simpson, Sulena

Robinson-Rivera, CRA; Novella Hinson, Marc Riondino, City of Camden; Scott Gordon, J. Cacciola, Jim Kinzig, Matthew Wait, Joe Ferguson, Kevin Blackney,

Edwardo Guzman, Charles Chelotti, Mastery Charter School

Board Secretary, Saundra Ross Johnson 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, the Office of the City Clerk, as well as, the CRA Website. Chairwoman Torres commenced the meeting with a moment of Silence for Commissioner Vazquez and his family

Review of Minutes

Date of Meetings-January 7, 2015 and January 14, 2015

Motion:

Ayes:

Nays:

Abstentions:

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

Executive Director's Report

Date of Meeting-February 11, 2015

Motion:

Ayes:

Nays:

Abstentions:

Comments:

In addition to the previously submitted written report, Executive Director Johnson, introduced Joe Ferguson, Chief Operating Officer of Mastery Charter School, who gave a presentation and background on Mastery's Renaissance School PMr. Ferguson explained that Mastery currently occupies the former Washington School and shares space at Pyne Poynt Middle School in North Camden. The student retention rate exceeds 90%. Mastery's commitment to the City of Camden includes a direct contract with the City of Camden District Board of Education for excellent education and a newly constructed school that will open Fall 2017. Speaking from a handout that was distributed to Board members, Mr. Ferguson explained that the class sizes will be less than the average size of 25, typically with more than one teacher in the class. Among the differences between a charter school and renaissance school is that the renaissance school must recruit its students from the neighborhood. There are several teaching and non-teaching employment opportunities available, Mastery is coordinating with the Mayor's office to host a job fair. A member of the Mastery team, DCM Architecture, is a minority owned Camden owned business. The Mayor's Chief of Staff, Novella Hinson, advised that the project has been vetted and the Mayor was in full support of the project.

Resolutions for Review and Action

02-04-15A Resolution Authorizing an Amendment to a Joint Venture Agreement Regarding

the Housing Implementation Entity for the Choice Neighborhoods Initiative

Implementation Grant Program

Motion: MS, JR

Ayes: MT, VB, KH, MN

Nays:

Abstentions:

Comments:

Mr. Bowman advised that he was not in favor of the Joint Venture (JV) resolution, but would agree for the purpose of moving the CHOICE application forward. General Counsel, Mark Asselta, explained that given the deadline for the application of February 9, the CRA wanted to be prepared just in case it needed to have the JV. The board expressed that the JV should only be executed as a last resort, when all other scenarios

have been exhausted.

02-04-15B

Resolution Authorizing an Option Agreement with Conifer Realty LLC for the Agency's Purchase of Block 1394, Lot 2.03 of the Camden City Tax Map for a Residential Housing Project to be Financed by the Choice Neighborhoods Initiative Implementation Grant Program, if Awarded

Motion: MN, VB

Ayes: MT, KH, JR, MS

Navs:

Abstentions:

Comments:

None.

02-04-15C

Resolution Authorizing a Second Amendment to a Redevelopment Agreement with Broadway Housing Partners, LLC for a Housing and Retail Redevelopment Project on Block 1403, Lot 1; Block 1404, Lots 25-32; and Block 1407, Lots 1, 4, 50 and 51 on the Tax Map of the City of Camden Located in the Cooper Plaza Redevelopment Area

Motion: MN, VB

Ayes: MT, KH, JR, MS

Nays:

Abstentions:

Comments:

Housing Director Olivette Simpson explained that the closing with the Redevelopers and the NJ Housing Mortgage Finance Agency did not occur as scheduled and more time was needed to complete the closing with CRA.

02-04-15D

Resolution Authorizing an Amendment to a Joint Venture Agreement Regarding the Housing Implementation Entity for the Choice Neighborhoods Initiative Implementation Grant Program Which Provides for a Change in the CRA and City of Camden Properties Subject to the Agreement

Motion: MS, MN

Ayes: VB, MT, KH, JR

Nays:

Abstentions:

Comments:

None.

02-11-15A

Resolution Authorizing the Addition of Board Chairperson Marilyn Torres and Board Treasurer Jose Vazquez to the List of Authorized Signatories for the Agency's Deposit Accounts at PNC Bank, and the Removal of Prior Officers from **Such Accounts**

Motion:

Ayes:

Nays:

Abstentions:

Comments:

None.

02-11-15B

Agreement with a Professional Services Authorizing Resolution Environmental Corporation to Complete an Interim Closing Plan for the ABC Barrel Site at the Harrison Avenue Landfill and a Project Phasing Plan for Future Work at the Harrison Avenue Landfill (Block 809, Lot 7 of the Camden City Tax Map) on an Hourly Rate Basis for a Total Cost Not to Exceed \$99,000.00

Motion:

Ayes:

Nays:

Abstentions:

Comments:

The Executive Director and General Counsel explained that the historic infill that would be removed from the ABC Barrel site for the construction of homes would be taken to the Harrison Avenue Landfill. The historic material was less contaminated than the material at Harrison Avenue. Director Johnson advised that the CRA had met with the NJ Department of Environmental Protection and the US Environmental Protection Agency. Both agencies reviewed the plan and found it to be acceptable.

02-11-15C

Resolution Authorizing an Amendment to an Agreement of Sale with the City of Camden to Acquire City Owned Properties Located in the Centerville and Whitman Park Neighborhoods for Redevelopment to Increase the Purchase Price for the Properties

Motion:

Ayes:

Navs:

Abstentions:

Comments:

Director Simpson explained that the cost of the legal work for acquisition of abandoned properties was higher and the CRA's 50% share had to be increased.

02-11-15D

Resolution Designating Mastery Charter Schools Foundation as the Redeveloper of a Part or Whole of Block 844, Lot 13 of the City of Camden Tax Map Located in the Cramer Hill Redevelopment Area and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper for the Development of a Charter Elementary School on the Property and Authorizing a Termination Agreement With Boos States Development, LLC For A Part of the Property

Motion:

Ayes:

Navs:

Abstentions:

Comments: Mark Asselta explained provided the terms of the Agreement. Mastery would pay the appraised fair market value of \$512,000 (Note correction to \$515,000), with a \$25,000 The draft agreement is being revised to show Mastery as a redevelopment fee. Renaissance school.

Minutes of February 4, 2015 Monthly Caucus Meeting

Public Comments

None

Old Business

Commissioner Bowman requested the Executive Director follow up in writing to the Parking Authority, requesting outstanding payment for land conveyed in 2013.

New Business

None

Chairperson's Remarks and Observations

Chairperson Torres thanked all commissioners for attending.

Executive Session

None

<u>Adjournment</u>

On a Motion made by Commissioner Hagamin, seconded by Commissioner Nieves, and affirmed by all in voice vote this meeting adjourned at approximately 7:45 PM.