

The Board of Commissioners of the City of Camden Redevelopment Agency held its Monthly Caucus Meeting on Wednesday, December 2, 2015, at Camden City Hall, 13th Floor, Conference Room, Camden, New Jersey.

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

Present: MT, VB, SD, KH, JR and MS
Absent: n/a
Excused: n/a
Attendees: Saundra Ross Johnson, Mark Asselta, Sulena Robinson-Rivera, Johanna Conyer, James Harveson, and Kyle Henry, CRA; Marc Riondino, City of Camden; Scott Scungio of Scungio Borst, Adam Zell, Joe Riggs, Kevin Sheehan, and Larry Gottlieb of Resin Tech, Jennifer Borzi, Kevin Sheehan, and Troy Adams of NFI, Joseph Ferguson, Linda Schakel, and Matt Wait of Mastery Renaissance School

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- November 12, 2015

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- December 2, 2015

Motion: VB, MS Ayes: MT, VB, SD, MS

Nays: Abstentions:

Comments: In addition to the previously supplied written report, Ms. Johnson wished all a Happy Holiday Season.

Director Johnson shared follow up and research posed by Commissioner Bowman and informed all that there will be three project presentations; 1. Resin Tech, 2. Mastery Renaissance School, and NFI.

Resin Tech Inc. was presented by Economic Development Director James Harveson, who informed the board that the site being discussed is previously discussed Brownfield site located at 1625 Federal Street. **Adam Zell from Resin Tech, Inc. advised that** its proposal includes development of a world class production facility to manufacture, primarily, home water filtration systems. Community benefits include over 125 jobs for Camden residents. If approved, Resin Tech Inc is planning a three year completion date for the facility. Resin Tech, Inc. distributed

documents reflecting background on the company and its Camden project. Commissioner Davis requested a tour of the site.

Joseph Ferguson, Chief Operating Office from Mastery Schools of Camden to addressed the board, shared background on the project and that the Mastery and the CRA are parties to a current Redevelopment Agreement, wherein Mastery will redevelop the property located in Cramer Hill at the intersection of State and River into a three story Renaissance school that will serve approximately 750 students in grades pre K-8th. The construction firm was hired via RFP. M & T was selected as the lender. **Linda Schakel, financial consultant speaking on behalf of Mastery explained the financial contract and relationship of the financial entity funding the school's construction. Mastery distributed a document reflecting the financial construct.**

Mr. Ferguson also advised that CRA has invited Mastery to consider taking advantage of its Revolving Loan Fund granted to CRA by the US Environmental Protection Agency. The amount of the Environmental Loan might be approximately \$600,000 with interest. Mastery will render a decision in the next 30 days.

Commissioner Ramos asked Mastery to define who they referred to as the School Community. He also expressed his concerns about job retention. Mr. Ferguson informed that the school community includes teachers and non-instructional positions. Commissioner Bowman too, expressed this desire for Mastery to hire and retain Camden residents. Commissioner Davis asked how many Community Meetings have taken place and whether a lottery is part of the admission process. Mr. Ferguson advised that 8 school meetings have occurred since the start of this process and more are planned. A lottery is not part of the Renaissance school process.

Commissioner Sharma asked if the \$24 million previously awarded by NJEDA going to the new entity. Mr. Ferguson advised that is the same entity. The total project costs are estimated at \$34 million. The project is expected to create 150 construction jobs and an additional 36 permanent full time positions with health and retirement benefits. Construction is scheduled to begin Summer 2016.

Mark Asselta informed that the resolution in the package reflects the old entity and will be corrected for the regular meeting.

Kevin Sheehan, attorney for NFI, introduced the NFI presenters. Mr. Troy Adams described the end use of the project as a 5.5 acre, 71,400 s.f., modern leafy green food production facility on the 1700 block of Haddon Ave. The project will be sponsored in part by EOA funds.

Commissioner Bowman asked if the NFI has contacted the neighboring church. Mr. Adams assured they had.

Resolutions for Review and Action

12-09-15A Resolution Designating NFI Real Estate as the Redeveloper of Block 1279.01 Lots 1 & 5 of the City of Camden Tax Map and Authorizing a Cost Agreement and Redevelopment Agreement with the Redeveloper for the Development of a Food Production Facility on the Property

Motion: Ayes:
Nays: Abstentions:

There were no questions or comments.

12-09-15B Resolution Authorizing a Professional Services Agreement with Brownfield Redevelopment Solutions, Inc. to Provide Environmental Management Services on an Hourly Rate Basis

Motion: Ayes:
Nays: Abstentions:

There were no questions or comments.

12-09-15C Resolution Approving an Assignment of the Redevelopment Designation and Redevelopment Agreement of Mastery Charter Schools Foundation Relating to the Redevelopment of Property Designated as Block 844 Lot 13 of the City of Camden Tax Map to MSC State & River, LLC for the Development of a Renaissance Elementary School

Motion: Ayes:
Nays: Abstentions:

The resolution will be revised, for the next meeting, to reflect the new entity.

12-09-15D Resolution Authorizing a Professional Services Agreement with DeCotiis, FitzPatrick & Cole, LLP to Provide Legal Services in Connection with the Development of a Solar Electrical Generating Facility at the Former Harrison Avenue Landfill on an Hourly Rate Basis

Motion: Ayes:
Nays: Abstentions:

Commissioner Bowman asked if this firm specializes in this discipline. Director Harveson confirmed this firm specializes in environmental.

Resolutions for Review and Action (cont'd.)

12-09-15E Resolution Ratifying a Service Agreement with Perry Resources for the Provision of Temporary Employment Services

Motion: Ayes:
Nays: Abstentions:

There were no comments or questions.

