

The Board of Commissioners of the City of Camden Redevelopment Agency held its Monthly Caucus Meeting on Wednesday, December 9, 2015, at Camden City Hall, City Council Chamber, Camden, New Jersey.

Chair Marilyn Torres called the meeting to order at approximately 6:06 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, Carla Rhodes, and Olivette Simpson, CRA; Marc Riondino, City of Camden; Gregory Ricciardi of Parker McCay, Mike DiPiero of Brown & Connery, Laverne Williams of 218 Branch Village, Jennifer Borzi and Troy Adams of NFI, Casbah Salaam and Barbara Kelley of Camden Business and Contractors Association, Kelly Francis 1123 1/2 Kaighn Ave, Tanielle Hagamin

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:** KH, SD    **Ayes:** MT, VB, SD, KH, JR, MS

**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 9, 2015

**Motion:** VB, MS                      **Ayes:** MT, VB, SD, KH, JR, MS

**Nays:**                                      **Abstentions:**

**Comments:** In addition to the previously supplied written report, Ms. Johnson reported on the Subaru ground breaking event which occurred earlier in the date and wished all a Happy Holiday Season.

There were not additional comments or questions.

### **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:** SD, JR                      **Ayes:** MT, VB, SD, KH, JR, MS

**Nays:**                                      **Abstentions:**

Commissioners Bowman and Davis raised a number of questions regarding the project, such as how this project will affect the surrounding businesses and the existing parking lot. Troy Adams of NFI addressed the board in response and assured the board that NFI has been in communication with the neighboring church and will continue to work with community stakeholders. 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: SD, KH Ayes: MT, VB, SD, KH, JR, MS**

**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: SD, VB Ayes: MT, VB, SD, KH, JR**

**Nays: MS Abstentions:**

There were no comments or questions.

**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: JR, VB Ayes: MT, VB, SD, KH, JR, MS**

**Nays: Abstentions:**

There were no questions or comments.

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

**Motion: MS, KH Ayes: MT, VB, SD, KH, JR, MS**

**Nays: Abstentions:**

Chairperson Torres asked Executive Director Johnson to explain this resolution. Commissioner Bowman asked to clarify the need for ratification and the various amendments to the contracts. Ms. Johnson explained that the Civil Service interviewing process created circumstances which necessitated the need to immediately fill the roles temporarily. There were no comments or questions.

**Resolutions for Review and Action (cont'd.)**

**12-09-15F Resolution Ratifying a Memorandum of Agreement and Authorizing a Collective Bargaining Agreement with the United Food and Commercial Workers Union Local 1360, Representing the Administrative Staff of the City of Camden Redevelopment Agency.**

**Motion: MS, SD Ayes: MT, VB, SD, KH, JR, MS**

**Nays: Abstentions:**

Mark Asselta informed that the Exhibit A mentioned during caucus was provided prior to the meeting. There were no comments or questions.

**12-09-15G Resolution Ratifying a Memorandum of Agreement and Authorizing a Collective Bargaining Agreement with the United Food and Commercial Workers Union Local 1360, Representing the Clerical Staff of the City of Camden Redevelopment Agency.**

**Motion: SD, VB Ayes: MT, VB, SD, KH, JR, MS**

**Nays: Abstentions:**

**Public Comments**

Laverne Williams asked for clarification of the site in resolution 12-09-15A. Director Harveson described as two lots owned by CRA on Block 1279.01 of Haddon Ave. She asked, regarding 12-09-15B, to differentiate this payment from the payment made in November 2015. She also asked the project background of the Mastery Renaissance school project associated with resolution 12-09-15C. She asked for the total contract amount for the DeCotiis. She asked if Perry Staff was the same as the Medical and Legal staffing company named on the November 2015 agenda.

Kelly Francis inquired about the status of the Lanning Square West Project. Ms. Johnson advised that the RFP is being rewritten for homeownership at unrestricted income limits. The RFP is scheduled to be reissued next week. He shared a November 24, 2015 Courier Post article which featured one of this students, Arnetta Johnson, she will be graduating from Berkeley College in Boston. She is a composer and trumpet player who earned medals and several thousand dollars as a result.

Carla Rhodes wished all Happy Holidays and submitted documents to CRA counsel; she believed would be useful during the Executive Session on personnel matters.

Barbara Kelly of Camden Business and Contractors Association invited all to the holiday party at Campbell Soup on December 16, 2015 and thanked the CRA for all of its support since April 2015.

**Old Business**

None.

**New Business**

None.

**Executive Session**

Board Clerk Sulena Robinson-Rivera called roll to go into Executive Session at 6:55pm. Commissioner Bowman moved and Commissioner Sharma seconded the motion to come out of Executive Session at 8:04pm.

A motion was made by Commissioner Bowman and seconded by Commissioner Ramos to change the standing executive committee to remove, the Treasurer, Commissioner Sharma and add Commissioner Davis to the committee.

**Chairperson's Remarks and Observations**

Chairperson Torres wished everyone well and many blessings and expressed a great deal of gratitude to each Commissioner and member of staff. She asked each Commissioner to say a few words as well. She then asked each member of staff beginning with the Director to address the Board.

**Adjournment**

This meeting adjourned at approximately 8:25 PM on a motion made by Commissioner. Sharma and seconded by Commissioner. Davis.

V1