

The Board of Commissioners of the City of Camden Redevelopment Agency held its Regular Monthly Meeting on Wednesday, February 11, 2015, at Camden City Hall, 520 Market Street, Council Chambers, Camden, New Jersey.

Chair Marilyn Torres called the meeting to order at 6:05 PM. Board Clerk Carla Rhodes called roll.

**Present:** MT, KH (via telephone), MN, MS, and JV  
**Absent:** VB and JR

**Attendees:** Saundra Ross Johnson, Mark Asselta, Carla Rhodes, and Johanna Conyer, CRA; Joe Ferguson, Mary J. Timbe, Jose I. Rivera, Kevin Blackne, Alfred Howard, Toi Morten, Yesera Rakin, Charles Chelotti, Yonita Martin, Lea Schickel, Miguel Martinez, Maritza Gurithy, Mastery Charter School; Matthew Wait, Esq. of DuBois, and Colandus "Kelly" Francis, Camden County NAACP

Ms. Rhodes advised the Board that, pursuant to the requirements of the Open Public Meetings Act, notice(s) had been published in the Courier-Post and the Philadelphia Inquirer and posted in the Office of the City Clerk.

#### Review of Minutes

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

**Motion:** MN, MS                      **Ayes:** MT, KH, MN, MS, and JV

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

**Comments:** None.

*Note: The location of the January 14, 2015 meeting was Camden City Hall, 16<sup>th</sup> Floor Conference Room; not the 13<sup>th</sup> Floor Conference Room as recorded in the Minutes.*

#### Executive Director's Report

Date of Meeting-February 11, 2015

**Motion:** JV, MS                      **Ayes:** MT, KH, MN, MS, and JV

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

**Comments:**

Executive Director Saundra Ross Johnson stated the written report stands as submitted. Colandus "Kelly" Francis was recognized for his leadership as saluted at the Camden City Council meeting of February 10, 2015. Ms. Johnson also acknowledged the presence of Mastery Charter School representatives, including Chief Operating Officer Joe Ferguson, several parents and students.

Chair Marilyn Torres invited representatives to comment on the pending resolution. Two parents addressed the group: Mary J. Timber of 718 N. 9<sup>th</sup> Street and a parent for whom English is a second language delivered remarks in Spanish.

Ms. Timber attributed her three daughters' eagerness to regularly attend school to Mastery Charter School's devoted and capable staff. She stated that having a great neighborhood school for the first time in years is transforming lives and thanked the leadership for having vision and being supportive.

The other parent commended Mastery Charter School for its proficiency in working with children for whom English is a second language. Her remarks were interpreted by Commissioner Jose Vazquez.

There were no further comments.

**Resolutions for Review and Action**

**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:** MN, MS                      **Ayes:** MT, KH, MN, MS, and JV

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

**Comments:** There were no comments or questions.

**02-11-15B Resolution Authorizing a Professional Services Agreement with TRC 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:** MN, JV                      **Ayes:** MT, KH, MN, MS, and JV

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

**Comments:** There were no comments or questions.

**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:** JV, MS                      **Ayes:** MT, KH, MN, MS, and JV

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

**Comments:** There were no comments or questions.

**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:** MN, JV                      **Ayes:** MT, KH, MN, MS, and JV

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

**Comments:** Board Counsel Mark Asselta updated the commissioners on the form of the resolution. The final resolution notes the distinction between Renaissance and Charter schools, reflects the City of Camden Redevelopment Agency as title holds, covers fees and includes the purchase price. Parents and students applauded the adoption of the resolution. Chair Torres congratulated the representatives in attendance in support of Mastery Charter School.

There were no further comments or questions.

**Public Comments**

Colandus "Kelly" Francis of the Camden County NAACP inquired about the location of the site referenced in Resolution 02-11-15B. Ms. Johnson advised that it pertains to two sites. Mr. Asselta noted the action will require removal and transfer of substance(s) from ABC Barrel to Harrison Avenue.

Regarding Resolution 02-11-15D, Mr. Francis inquired about the location of the site and asked if the land is vacant. Ms. Johnson affirmed.

Mr. Francis also shared his views regarding the difference between funding for Charter and Renaissance Schools as well as the impact on the public school system and City revenues.

There were no further comments or questions.

**Old Business**

There were no comments or questions.

**New Business**

There were no comments or questions.

**Chairperson's Remarks and Observations**

Chair Torres thanked everyone. She also stated the recent absences of Commissioners Mirta Nieves and Jose Vazquez were excused, as they were unavoidable due to an educational achievement opportunity and a death in the family.

**Executive Session**

None.

**Adjournment**

On a Motion made by Commissioner Vazquez, seconded by Commissioner Nieves and affirmed by all in voice vote, this meeting adjourned at approximately 6:25 PM.