

CAMDEN COUNTY IMPROVEMENT AUTHORITY
BOARD MEETING
October 12, 2017

The meeting of the Camden County Improvement Authority was held on October 12, 2017 at the offices of the Authority, 2220 Voorhees Town Center, Voorhees New Jersey at 8:00 a.m. Ms. Rohrer presided over the meeting, and Maria Mamas recorded the minutes thereof:

Vice Chairman Ms. Rohrer called the meeting to order at 8:00 a.m. and began the meeting with the Pledge of Allegiance.

Ms. Mamas called the roll:

Ms. Rohrer
Mr. Schooley
Mr. Spearman
Mr. Stevenson
Chairman Hosey

PRESENT: Ms. Rohrer
Mr. Schooley
Mr. Spearman (By telephone 8:10 a.m. and walked in at 8:28 a.m.)
Mr. Stevenson

ABSENT: Chairman Hosey

ALSO PRESENT: Mr. Christopher Orlando, Interim Executive Director
Mr. David Patterson, Solicitor
Mr. James Lex, Chief Operating Officer
Mr. Patrick Shuttleworth, Director of Administration
Ms. Debra DiMattia, Chief Financial Officer
Mr. Michael Hagarty, Director of Project Management
Mr. Ralph Condo, Financial and Operational Analyst
Mr. Harry Collins, Deputy Director of Project Management
Ms. Sonia Gryzewski, Executive Assistant
Ms. Maria Mamas, Administrative Assistant

Ms. Mamas read the Notice in accordance with the open public meetings law. Public Notice of the Time and Date for this meeting appeared in Resolution #184-16 dated December 15, 2016. This notice was mailed to the Courier Post and the South Jersey Times newspaper as a legal notice in compliance with the Open Public Meetings Act. It is also posted on the Authority bulletin board and filed with the Camden County Clerk.

Before voting on the September minutes, Mr. Patterson told the Commissioners that the minutes were sent to the County Freeholder Board for review as required by law and no veto of the minutes was received within the 10-day time period. Therefore, the minutes may be approved as submitted.

Motion was made by **Mr. Schooley**, seconded by **Mr. Stevenson**, with three ayes, to approve the minutes from the September 14, 2017 Board Meeting

AYES:	Ms. Rohrer Mr. Schooley Mr. Stevenson	ABSENT:	Chairman Hosey Mr. Spearman
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NAYS:	None	ABSTAIN:	None
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Motion was made by **Mr. Schooley**, seconded by **Mr. Stevenson** with three ayes, to approve the closed session minutes from the September 14, 2017 Board Meeting

AYES:	Ms. Rohrer Mr. Schooley Mr. Stevenson	ABSENT:	Chairman Hosey Mr. Spearman
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NAYS:	None	ABSTAIN:	None
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Motion was made by **Mr. Schooley**, seconded by **Mr. Stevenson**, with two ayes, to approve the minutes from the September 20, 2017 Special Board Meeting

AYES:	Mr. Schooley Mr. Stevenson	ABSENT:	Chairman Hosey Mr. Spearman
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NAYS:	None	ABSTAIN:	Ms. Rohrer
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Motion was made by **Mr. Schooley**, seconded by **Mr. Stevenson** with two ayes, to approve the closed session minutes from the September 20, 2017 Special Board Meeting

AYES:	Mr. Schooley Mr. Stevenson	ABSENT:	Chairman Hosey Mr. Spearman
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NAYS:	None	ABSTAIN:	Ms. Rohrer
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Mr. Orlando verbally presented the Executive Director's Report.

After review and discussion and upon motion by **Mr. Spearman**, seconded by **Mr. Stevenson**, with four ayes, the following Resolution was adopted:

RESOLUTION 147-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
INTRODUCING 2018 OPERATING AND CAPITAL BUDGETS

AYES: Ms. Rohrer ABSENT: Chairman Hosey
 Mr. Schooley
 Mr. Stevenson
 Mr. Spearman (By telephone)

NAYES: None ABSTAIN: None

Authorizing an Initial introduction of the proposed Budget for the year 2018.

At this time, **Mr. Spearman** was attending the meeting by telephone as he was driving, and walked in at **8:28 a.m.**

After review and discussion and upon motion by **Mr. Stevenson**, seconded by **Mr. Spearman** with four ayes, the following Resolution was adopted:

RESOLUTION 148-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
ACCEPTING THE 2016 ANNUAL AUDIT REPORT AND THAT EACH
AUTHORITY MEMBER HAS PERSONALLY REVIEWED THE AUDIT AND THE
SCHEDULE OF FINDINGS AND RECOMMENDATIONS

AYES: Ms. Rohrer ABSENT: Chairman Hosey
 Mr. Schooley
 Mr. Spearman
 Mr. Stevenson

NAYES: None ABSTAIN: None

Ms. DiMattia reviewed the Audit Report and issues on the findings which are to be corrected.

After review and discussion and upon motion by **Mr. Stevenson**, seconded by **Mr. Spearman**, with four ayes, the following Resolution was adopted:

RESOLUTION 149-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
ACCEPTING AND APPROVING THE 2016 ANNUAL AUDIT CORRECTIVE
ACTION PLAN

AYES: Ms. Rohrer ABSENT: Chairman Hosey
Mr. Schooley
Mr. Spearman
Mr. Stevenson

NAYES: None ABSTAIN: None

The Commissioners signed the Corrective Action Plan based on the Audit findings for 2016.

After review and discussion and upon motion by **Mr. Spearman**, seconded by **Mr. Stevenson**, with four ayes, the following Resolution was adopted:

RESOLUTION 150-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING AN AWARD OF CONTRACT FOR SURVEYING SERVICES FOR
THE 101 HADDON AVENUE PROJECT TO CONSULTING ENGINEER SERVICES

AYES: Ms. Rohrer ABSENT: Chairman Hosey
Mr. Schooley
Mr. Spearman
Mr. Stevenson

NAYES: None ABSTAIN: None

Authorizing and approving Consulting Engineer Services (CES) as Surveyors for the 101 Haddon Avenue project in the amount of 6,900.00. These surveying services will delineate property boundaries inside and around the facility.

After review and discussion and upon motion by **Mr. Schooley** seconded by **Mr. Spearman**, with four ayes, the following Resolution was adopted:

RESOLUTION 151-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING AN AWARD OF CONTRACT FOR SURVEYING SERVICES FOR
THE BASEBALL STADIUM TO PENNONI ASSOCIATES

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson	ABSENT:	Chairman Hosey
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NAYES:	None	ABSTAIN:	None
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Authorizing and appointing Pennoni Associates to provide Surveying Services for a sub-division at the Baseball Stadium property in the amount of \$10,450.00.

After review and discussion and upon motion by **Mr. Spearman**, seconded by **Mr. Stevenson**, with four ayes, the following Resolution was adopted:

RESOLUTION 152-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING AN AWARD OF CONTRACT TO STEVEN W. BARTELT, MAI,
FOR APPRAISAL SERVICES FOR PROPERTY LOCATED AT THE BASEBALL
STADIUM

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson	ABSENT:	Chairman Hosey
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NAYES:	None	ABSTAIN:	None
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Authorizing Steven W. Bartelt, MAI, as the Appraiser for the property proposed to be sub-divided at the Baseball Stadium property in the amount of \$2,900.00.

After review and discussion and upon motion by **Mr. Spearman**, seconded by **Mr. Stevenson**, with four ayes, the following Resolution was adopted:

RESOLUTION 153-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING CHANGE ORDER NO. 4 FOR THE WATERFORD TOWNSHIP
PUBLIC SAFETY BUILDING PROJECT

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson	ABSENT:	Chairman Hosey
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NAYES:	None	ABSTAIN:	None
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Approving Change Order No. 4 to the contract between the Authority and Eagle Construction Services in an amount of \$4,171.00 for the Waterford Township Public Safety Building Project.

After review and discussion and upon motion by **Mr. Schooley**, seconded by **Mr. Stevenson**, with four ayes, the following Resolution was adopted:

RESOLUTION 154-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE TRANSFER OF PROPERTY AT BLOCK 12302, LOT 1.06 OF
THE OFFICIAL TAX MAP OF THE TOWNSHIP OF GLOUCESTER TO M&T, AT
BLACKWOOD, LLC.

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson	ABSENT:	Chairman Hosey
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NAYES:	None	ABSTAIN:	None
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Authorizing and approving an Agreement of Sale with M&T at Blackwood, LLC for a portion of Lakeland Property in Township of Gloucester at the sale price of \$200,000.00.

After review and discussion and upon motion by **Mr. Stevenson**, seconded by **Mr. Spearman**, with four ayes, the following Resolution was adopted:

RESOLUTION 155-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING A SHARED SERVICES AGREEMENT BETWEEN COUNTY OF
CAMDEN AND THE CAMDEN COUNTY IMPROVEMENT AUTHORITY TO
PROVIDE LEGAL MANAGEMENT SERVICES

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson	ABSENT:	Chairman Hosey
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NAYES:	None	ABSTAIN:	None
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A Shared Services Agreement between Camden County and the Authority to provide general legal administration services by County Counsel Office.

After review and discussion and upon motion by **Mr. Schooley**, seconded by **Mr. Spearman**, with four ayes and one abstention, the following Resolution was adopted:

RESOLUTION 156-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AMENDING A SHARED SERVICES AGREEMENT BETWEEN THE
COUNTY OF CAMDEN AND THE CAMDEN COUNTY IMPROVEMENT
AUTHORITY FOR THE APPOINTMENT OF AN INTERIM EXECUTIVE
DIRECTOR

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson	ABSENT:	Chairman Hosey
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NAYES:	None	ABSTAIN:	None
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Amending the Shared Services Agreement between Camden County and the Authority for the appointment of the Acting Executive Director extended for an additional six months.

After review and discussion and upon motion by **Mr. Spearman**, seconded by **Mr. Stevenson**, with four ayes, the following Resolution was adopted:

RESOLUTION 157-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AMENDING CONTRACT WITH TIM HAAS ASSOCIATES FOR ARCHITECTUAL
AND ENGINEERING DESIGN SERVICES FOR THE PARKING AUTHORITY OF
CAMDEN CITY PARKING GARAGE PROJECT

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson	ABSENT:	Chairman Hosey
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NAYES:	None	ABSTAIN:	
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Amending a Contract with Tim Haas for a new location of the Parking Authority of the City of Camden Parking Garage Project.

After review and discussion and upon motion by **Ms. Stevenson**, seconded by **Mr. Spearman**, with four ayes, the following Resolution was adopted:

RESOLUTION 158-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING AN EXTENSION OF A CONTRACTUAL AGREEMENT BETWEEN
THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AND THE CITY OF
CAMDEN TO PROVIDE PROFESSIONAL SUPPORT SERVICES TO THE
CAMDEN CITY HOUSING PROGRAM

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson	ABSENT:	Chairman Hosey
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NAYES:	None	ABSTAIN:	None
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Approving an extension of a Contractual Agreement between Camden County and the Authority for the continuation of Management Services for the City of Camden Housing Program.

After review and discussion and upon motion by **Mr. Stevenson**, seconded by **Mr. Spearman**, with four ayes, the following Resolution was adopted:

RESOLUTION 159-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING AN AGREEMENT WITH THE TOWNSHIP OF WATERFORD TO
BE NAMED AS THE REDEVELOPMENT ENTITY TO PROVIDE SERVICES FOR
THE HAINES BOULEVARD REDEVELOPMENT PLAN

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson	ABSENT:	Chairman Hosey
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NAYES:	None	ABSTAIN:	None
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Authorizing an Agreement for the Camden County Improvement Authority to be the Redevelopment Entity for the Township of Waterford Haines Boulevard Redevelopment Project.

After review and discussion and upon motion by **Mr. Schooley**, seconded by **Mr. Stevenson**, with four ayes, the following Resolution was adopted:

RESOLUTION 160-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING OR RATIFYING THE AUTHORITY OPERATING AND PROJECT
EXPENDITURES

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Ms. Stevenson	ABSENT:	Chairman Hosey
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NAYES:	None	ABSTAIN:	None
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After discussion and review of the Operating and Project expenditures, Ms. Rohrer asked if all expenses were in budget to which Ms. DiMattia confirmed.

RESOLUTION 161-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE AUTHORITY TO GO INTO CLOSED SESSION

Resolution 161-17 was removed since there was no closed session.

Ms. Rohrer opened the floor to the public. Since there was no discussion from the public, a motion was made by **Mr. Schooley**, seconded by **Ms. Rohrer**, with four ayes, to adjourn the meeting at **9:12 a.m.**

Respectfully Submitted,



Maria Mamas
Recording Secretary