

CAMDEN COUNTY IMPROVEMENT AUTHORITY
BOARD MEETING
December 14, 2017

The meeting of the Camden County Improvement Authority was held on December 14, 2017 at the offices of the Authority, 2220 Voorhees Town Center, Voorhees New Jersey at 8:00 a.m. Chairman Hosey presided over the meeting, and Maryanne Manning recorded the minutes thereof:

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

Ms. Manning called the roll:

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

PRESENT: Ms. Rohrer
Mr. Schooley
Mr. Stevenson
Chairman Hosey

ABSENT: Mr. Spearman

ALSO PRESENT: Freeholder Director, Louis Cappelli, Jr.
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. Manning 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 November 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 **Ms. Rohrer**, seconded by **Mr. Stevenson**, with four ayes, to approve the minutes from the November 9, 2017 Board Meeting

AYES:	Ms. Rohrer Mr. Schooley Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Spearman
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NAYS:	None	ABSTAIN:	None
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Motion was made by **Mr. Stevenson**, seconded by **Mr. Rohrer** with four ayes to approve the closed session minutes from the November 9, 2017 Board Meeting

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

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

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

RESOLUTION 177-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE ISSUANCE OF COUNTY GUARANTEED LOAN REVENUE
BONDS (CITY HALL PROJECT) SERIES 2018

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

NAYES: None ABSTAIN: None

Authorizing the issuance of County Guaranteed Loan Revenue Bonds (City Hall Project)

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

RESOLUTION 178-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY WITH
RESPECT TO THE DELEGATION OF THE POWER TO SELL AND AWARD
COUNTY GUARANTEED LOAN REVENUE BONDS (CITY HALL PROJECT)
SERIES 2018, AUTHORIZING CERTAIN ACTIONS, APPROVING CERTAIN
DOCUMENTS AND DETERMINING OTHER MATTERS IN CONNECTION WITH
ISSUANCE AND SALE OF THE SERIES 2018

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

NAYES: None ABSTAIN: None

*Authorizing and approving certain documents and determining other matters in
connection with issuance and sale of the Series 2018 Guaranteed Loan Revenue Bonds
(City Hall Project)*

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

RESOLUTION 179-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
ADOPTING THE 2018 BUDGET

AYES:	Ms. Rohrer Mr. Schooley Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Spearman
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NAYES:	None	ABSTAIN:	None
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Adopting the Annual Budget and Capital Budget for the fiscal year beginning January 1, 2018 and ending December 31, 2018

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

RESOLUTION 180-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING CANCELLATION OF OUTSTANDING CHECKS

AYES:	Ms. Rohrer Mr. Schooley Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Spearman
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NAYES:	None	ABSTAIN:	None
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Authorizing the cancellation/voiding of all outstanding checks over (1) one year

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

RESOLUTION 181-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING CHANGE ORDER NO. 7 FOR THE WATERFORD TOWNSHIP
PUBLIC SAFETY BUILDING PROJECT

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

NAYES: None ABSTAIN: None

Approving Change Order No. 7 to the Contract between the Authority and Eagle Construction Services, Inc. in a decreased amount of \$98.00 for the Waterford Township Public Safety Building Project

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

RESOLUTION 182-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING AWARD OF A CONTRACT WITH SJ TURF CONSULTANTS FOR
GORUND MAINTENANCE SERVICES AT THE BASEBALL STADIUM

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

NAYES: None ABSTAIN: None

Approving an award of contract with SJ Turf Consultants for ground maintenance services at the Baseball Stadium in the amount of \$9,000.00

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

RESOLUTION 183-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
ACKNOWLEDGING AND ACCEPTING THE RETIREMENT OF ROBERT KLAUS
FROM EMPLOYMENT WITH THE AUTHORITY AND CONFIRMING RELATED
RELEASE AGREEMENT

AYES:	Ms. Rohrer Mr. Schooley Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Spearman
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NAYES:	None	ABSTAIN:	None
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After review and discussion and upon motion by **Mr. Stevenson**, seconded by **Chairman Hosey**, with four ayes, the following Resolution was adopted:

RESOLUTION 184-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
ESTABLISHING SCHEDULE OF MEETING DATES AND TIMES FOR THE YEAR
2018

AYES:	Ms. Rohrer Mr. Schooley Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Spearman
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NAYES:	None	ABSTAIN:	None
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Approving the Authority's schedule of Board meeting dates and times for the year 2018

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

RESOLUTION 185-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
ESTABLISHING SCHEDULE FOR HOLIDAYS FOR THE YEAR 2018

AYES:	Ms. Rohrer Mr. Schooley Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Spearman
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NAYES:	None	ABSTAIN:	None
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Approving the Authority's schedule of Holidays for the year 2018

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

RESOLUTION 186-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING AN AWARD OF CONTRACT WITH EXTEL COMMUNICATION
FOR A COMMUNICATION SERVER AND TELEPHONE PORTS AT THE
WATERFORD TOWNSHIP PUBLIC SAFETY BUILDING

AYES:	Ms. Rohrer Mr. Schooley Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Spearman
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NAYES:	None	ABSTAIN:	None
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Authorizing an award of contract with Extel Communications for a communication server and telephone ports at the Waterford Township Public Safety Building in an amount of \$7,615.00

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

RESOLUTION 187-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
RESCINDING AWARD OF BID TO STATEWIDE DEMOLITION AND
RECYCLING, LLC FOR THE BUILDING DEMOLITION PROJECT AT BLOCK
1400, LOTS 2-11 IN THE CITY OF CAMDEN

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

NAYES: None ABSTAIN: None

Rescinding an award of bid to Statewide Demolition and Recycling, LLC for the building demolition project at block 1400, lots 2-11 in the City of Camden, effective December 1, 2017. Bidder failed to comply with post award bid requirements.

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

RESOLUTION 188-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AWARDING BID TO TWO BROTHERS CONTRACTING, INC. FOR THE
BUILDING DEMOLITION PROJECT AT BLOCK 1400, LOTS 2-11 IN THE CITY OF
CAMDEN

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

NAYES: None ABSTAIN: None

Awarding a bid to Two Brothers Contracting, Inc., for the building demolition project at Block 1400, Lots 2-11 in the City of Camden in an amount of \$777,450.00

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

RESOLUTION 189-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING A SHARED SERVICES AGREEMENT WITH THE BOROUGH OF
BERLIN TO PROVIDE REDEVELOPMENT CONSULTING SERVICES

AYES:	Ms. Rohrer Mr. Schooley Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Spearman
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NAYES:	None	ABSTAIN:	None
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*Authorizing a Shared Services Agreement with the Borough of Berlin to provide
Redevelopment Consulting Services*

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

RESOLUTION 190-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AWARD APPRAISAL SERVICES CONTRACT FOR THE BERLIN BOROUGH
REDEVELOPMENT PROJECT

AYES:	Ms. Rohrer Mr. Schooley Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Spearman
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NAYES:	None	ABSTAIN:	None
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*Awarding a contract to J. McHale & Associates, Inc. for appraisal services for the Berlin
Borough Redevelopment Project*

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

RESOLUTION 191-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
EXTENDING PARKING RESERVATION AGREEMENT WITH CENTER FOR
FAMILY SERVICES

AYES:	Ms. Rohrer Mr. Schooley Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Spearman
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NAYES:	None	ABSTAIN:	None
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Approving an extension of the Authority Parking Reservation Agreement with the Center for Family Services through December 31, 2018 at the rate of \$8.18 per space per day for five (5) days a week, Monday through Friday for 25 reserved spaces

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

RESOLUTION 192-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING AMENDMENT TO PROFESSIONAL CONSULTING CONTRACT
WITH COMMUNITY CHAMPIONS CORP.

AYES:	Ms. Rohrer Mr. Schooley Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Spearman
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NAYES:	None	ABSTAIN:	None
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Approving Assignment of the Community Champions Corporation Consulting Contract to Property Registration Champions, LLC. Contract terms remain the same.

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

RESOLUTION 193-17

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

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

ABSENT: Mr. Spearman

NAYES: None

ABSTAIN: Chairman Hosey on
Northeast Electrical

After discussion and review of the Operating and Project expenditures, Chairman Hosey asked if all expenses were in budget to which Ms. DiMattia confirmed

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

RESOLUTION 194-17

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

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

ABSENT: Mr. Spearman

NAYES: None

ABSTAIN: None

The Commissioners went into closed session at 8:33 a.m. to discuss the Baseball Stadium and a personnel issue

*A motion was made by **Chairman Hosey**, seconded by **Mr. Schooley** to return to Open Session at 8:53 a.m.*

At this time, there were two walk-on resolutions

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

RESOLUTION 195-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING AN AWARD OF CONTRACT, PURSUANT TO SOLICITATION OF
QUOTATIONS FOR SNOW REMOVAL SERVICES

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

NAYES: None ABSTAIN: None

Authorizing an award of contract to Elite Landscaping, LLP for snow removal services on an as needed basis at the Baseball Stadium and CClA Parking Center in the City of Camden

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

RESOLUTION 196-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPOINTING AN UNDERWRITER FOR THE ISSUANCE OF THE COUNTY
GUARANTEED LOAN REVENUE BONDS, SERIES 2018 (CITY HALL PROJECT)

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

NAYES: None ABSTAIN: None

Appointing NW Capital Markets Inc., as Underwriter for the issuance of the County Guaranteed Loan Revenue Bonds, Series 2018 (City Hall Project)

After review and discussion, and upon motion by **Mr. Schooley**, seconded by **Mr. Stevenson**, with four ayes, Resolution #183-16 was removed from the table and placed back on the agenda

After review and discussion and upon motion by **Mr. Schooley**, seconded by **Mr. Spearman**, with five ayes Resolution #183-16 was adopted:

RESOLUTION 183-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
ACKNOWLEDGING AND ACCEPTING THE RETIREMENT OF ROBERT KLAUS
FROM EMPLOYMENT WITH THE AUTHORITY AND CONFIRMING RELATED
RELEASE AGREEMENT

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

ABSENT: Mr. Spearman


NAYES: None

ABSTAIN: None

Acknowledging and accepting the retirement of Robert Klaus effective December 31, 2017

Chairman Hosey 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 **8:56 a.m.**

Respectfully Submitted,



Maryanne Manning
Recording Secretary