CAMDEN COUNTY IMPROVEMENT AUTHORITY BOARD MEETING June 8, 2023

The meeting of the Camden County Improvement Authority was held on June 8, 2023 by teleconference call at the offices of the Authority, Camden County Courthouse, 520 Market Street, 6th Floor, Camden, New Jersey at 8:00 a.m. Chairman Rohrer presided over the meeting, and Maryanne Manning recorded the minutes thereof:

Vice Chair Schooley called the meeting to order at 8:04 a.m. and began the meeting with the Pledge of Allegiance.

Ms. Manning called the roll:

Mr. Schooley

Mr. Spearman

Mr. Stevenson

Mr. Tait

Chairman Rohrer (Joined meeting at 8:07 a.m.)

PRESENT:

Mr. Schooley

ABSENT: None

Mr. Spearman Mr. Stevenson

Mr. Tait

Chairman Rohrer

ALSO PRESENT:

Mr. James Lex, Executive Director

Mr. David Patterson, Solicitor

Ms. Holly Cass, Deputy County Administrator Ms. Debra DiMattia, Chief Financial Officer

Mr. Harry Collins, Deputy Director of Project Management

Ms. Lisa Anthony, Aide to Commissioner Cappelli

PUBLIC:

Ms. Marge Della Vecchia, Vice President PS&S

Ms. Manning read the Notice in Accordance with the Open Public Meetings Law. NOTICE IN ACCORDANCE WITH THE OPEN PUBLIC MEETINGS LAW. PUBLIC NOTICE OF THE TIME AND DATE FOR THIS MEETING APPEARED IN RESOLUTION #149-22 DATED DECEMBER 8, 2022. 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. IN LIEU OF IN PERSON ATTENDANCE, THE PUBLIC MAY ATTEND AND JOIN THIS MEETING VIA MICROSOFT TEAMS

MEETING, AT THE NUMBER(S) LISTED BELOW. IN ADDITION, NOTICE THAT THIS MEETING WAS BEING HELD BY CONFERENCE CALL WAS SENT TO THE COURIER POST AND SOUTH JERSEY TIMES NEWSPAPERS, POSTED ON THE DOOR OF THE IMPROVEMENT AUTHORITY AND THE IMPROVEMENT AUTHORITY WEBPAGE.

TAKE FURTHER NOTICE, THAT ANYONE FROM THE PUBLIC WISHING TO SPEAK WILL BE PERMITTED DURING THE PUBLIC PARTICIPATION PORTION OF THE MEETING. THERE WILL BE A CLOSED SESSION.

Microsoft Teams Meeting

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Meeting ID: 237 266 574 416

Passcode: aTTDEs

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+1 856-338-7068,,64883515# United States, Camden

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Before voting on the May 11, 2023 minutes, Mr. Patterson told the Commissioners that the minutes were sent to the County Commissioner 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. Stevenson**, seconded by **Mr. Spearman**, with **four ayes**, to approve the minutes from the May 11, 2023 Board Meeting

AYES:

Mr. Schooley

ABSENT:

Chairman Rohrer

Mr. Spearman

Mr. Stevenson

Mr. Tait

NAYS:

None

ABSTAIN:

None

Motion was made by Mr. Spearman, seconded by Mr. Tait, with four ayes, to approve the closed session minutes from the May 11, 2023 Board Meeting

AYES:

Mr. Schooley

ABSENT:

Chairman Rohrer

Mr. Spearman Mr. Stevenson

Mr. Tait

NAYS:

None

ABSTAIN:

None

Mr. Lex verbally presented the Executive Director's Report to the Commissioners

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

RESOLUTION 78-23

BOND RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE ISSUANCE AND SALE OF UP TO \$165,000,000 AGGREGATE PRINCIPAL AMOUNT OF THE AUTHORITY'S HEALTH CARE REDEVELOPMENT PROJECT REVENUE REFUNDING BONDS, THE COOPER HEALTH SYSTEM OBLIGATED GROUP, IN ONE OR MORE SERIES, ON A TAX-EXEMPT, TAXABLE AND/OR TAXABLE WITH A MECHANISM TO COVERT TO TAX-EXEMPT BASIS, WITH FIXED AND/OR FLOATING RATE; MAKING CERTAIN DETERMINATIONS AND APPROVALS WITH RESPECT TO SAID BONDS; AND AUTHORIZING CERTAIN ACTIONS

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman

Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

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

RESOLUTION 79-23

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY MAKING FINDINGS AND DETERMINATIONS WITH RESPECT TO AN APPLICATION SUBMITTED FOR A PROPOSED BOND FINANCING; PRELIMINARILY AUTHORIZING THE ISSUANCE OF THE AUTHORITY'S HEALTH CARE REDEVELOPMENT PROJECT REVENUE REFUNDING BONDS, THE COOPER HEALTH SYSTEM OBLIGATED GROUP, IN ONE OR MORE SERIES, TO FINANCE THE COSTS OF CERTAIN REFUNDING PROJECTS TO BE UNDERTAKEN BY OR ON BEHALF OF THE COOPER HEALTH SYSTEM, A NEW JERSEY NON-PROFIT CORPORATION; MAKING CERTAIN DETERMINATIONS AND APPROVALS WITH RESPECT TO SAID PROJECT FINANCINGS AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

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

RESOLUTION 80-23

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPOINTING BOND COUNSEL FOR COOPER BOND REFINANCING 2013/2014 SERIES

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman

Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Appointing Gibbons as Bond Counsel for the Cooper Bond Refinancing 2013/2014 series

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

RESOLUTION 81-23

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING A SHARED SERVICES AGREEMENT BETWEEN THE AUTHORITY AND THE BOROUGH OF HADDONFIELD

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman

Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Approving a Shared Services Agreement between the Authority and the Borough of Haddonfield to provide Project and Facility Management Services to the Borough of Haddonfield

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

RESOLUTION 82-23

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING A SHARED SERVICES AGREEMENT BETWEEN THE AUTHORITY AND THE COUNTY OF CAMDEN

AYES:

Mr. Schooley

ABSENT:

None

Mr.

Mr. Spearman

Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Approving a Shared Services Agreement between the Authority and the County of Camden to provide Project Management Services for the oversite of the Camden County Housing Initiative at Lakeland Project

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

RESOLUTION 83-23

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING AN AGREEMENT WITH PSE&G FOR AN EASEMENT AT THE AUTHORITY OWNED SKATE ZONE PROPERTY

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman

Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Approving entering into an Easement Agreement with PSE&G for the Authority owned Skate Zone Property

After review and discussion and upon motion by Mr. Spearman, seconded by Mr. Tait, with four ayes, and one nay, he following Resolution was adopted:

RESOLUTION 84-23

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE NEGOTIATION OF A LEASE AGREEMENT WITH CELLCO, D/B/A VERIZON

AYES:

Mr. Spearman

ABSENT:

None

Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

Mr. Schooley

ABSTAIN:

None

Authorizing the negotiation of a Lease Agreement with Verizon to locate a Wireless Communications Facility (cell tower) at 2 Riverside Drive in the City of Camden (Block 139, Lots 2.01 and 11.02) After review and discussion and upon motion by Mr. Spearman, seconded by Mr. Stevenson, with five ayes, the following Resolution was adopted:

RESOLUTION 85-23

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING A CONTRACT WITH BRADLEY'S CLEANING FOR POWER WASHING SERVICES AT THE CAMDEN COUNTY IMPROVEMENT AUTHORITY PARKING GARAGE

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman

Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Approving a contract with Bradley's Cleaning for power washing services at the Camden County Improvement Authority Parking Garage in an amount of \$16,164.35

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

RESOLUTION 86-23

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING A CONTRACT WITH CAMDEN GLASS INC. FOR REPAIR OF WINDOWS AT THE MEDICAL SCHOOL PARKING GARAGE

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman

Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Approving a contract with Camden Glass, Inc. for repair of windows at the Medical School Parking Garage in an amount of \$11,035.00

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

RESOLUTION 87-23

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE PURCHASE OF TWO (2) FORD ESCAPES THROUGH STATE CONTRACT NO. T2007, PURCHASE ORDER 20-FLEET-01393

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman

Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Authorizing the purchase of two (2) Ford Escapes under State Contract No. T2007, PO 20-FLEET-01393 in an amount of \$88,287.44

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

RESOLUTION 88-23

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING A SHARED SERVICES AGREEMENT BETWEEN THE AUTHORITY AND THE GLOUCESTER TOWNSHIP BOARD OF EDUCATION

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Approving a Shared Services Agreement between the Authority and the Gloucester Township Board of Education to provide Project and Facility Management Services to the Township of Gloucester

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

RESOLUTION 89-23

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING SHARED SERVICES AGREEMENT BETWEEN THE AUTHORITY AND THE BOROUGH OF CLEMENTON BOARD OF EDUCATION

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman

Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Approving a Shared Services Agreement between the Authority and the Borough of Clementon Board of Education to provide Project and Facility Management Services to the Borough of Clementon

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

RESOLUTION 90-23

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

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman * Mr. Stevenson

Mr. Tait.

Chairman Rohrer

NAYES:

None

ABSTAIN:

*Mr. Spearman to

Abstain on Pennoni and

Bach Associates

After review of the Operating and Project expenditures, Chairman Rohrer 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. Spearman**, with **five ayes**, the following Resolution was adopted:

RESOLUTION 91-23

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE NEGOTIATION OF AN AGREEMENT OF SALE WITH THE BOROUGH OF CLEMENTON

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman

Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Authorizing the negotiation for an Agreement of Sale with the Borough of Clementon for the sale of Authority owned land in the Clementon Redevelopment area

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

RESOLUTION 92-23

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

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman

Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

The Commissioners went into Closed Session at 8:48 a.m. to discuss a personnel action

A motion was made by Mr. Stevenson, seconded by Mr. Tait, with five ayes to return to Open Session at 8:51a.m.

Walk on Resolution

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

RESOLUTION 93-23

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE TRANSFER OF CAMDEN COUNTY EMPLOYEE ANTHONY BIANCO TO THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AS CHIEF OPERATING OFFICER TO THE AUTHORITY

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman

Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Authorizing the transfer of Camden County employee Anthony Bianco to the Camden County Improvement Authority as Chief Operating Officer to the Authority with a salary of \$110,000.00

A motion was made by Mr. Stevenson, seconded by Mr. Spearman, with five ayes to adjourn the meeting at 8:54 a.m.

Respectfully Submitted,

Maryanné Manning

Board Secretary