

CAMDEN COUNTY IMPROVEMENT AUTHORITY
BOARD MEETING
March 9, 2017

The meeting of the Camden County Improvement Authority was held on March 9, 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. Spearman
Chairman Hosey

ABSENT: Mr. Stevenson

ALSO PRESENT: Mr. Christopher Orlando, Interim Executive Director
Mr. David Patterson, Solicitor
Mr. James Lex, Chief Operating Officer
Ms. Debra DiMattia, Chief Financial Officer
Mr. Patrick Shuttleworth, Director of Administration
Mr. Michael Hagarty, Director of Project Management
Mr. Ralph Condo, Financial & Operational Analyst
Mr. Harry Collins, Senior Project Manager
Ms. Tracy Wilson, 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 February 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. Spearman**, with three ayes and one abstention, to approve the minutes from the February 9, 2017 Board Meeting

AYES: Mr. Schooley
Mr. Spearman
Chairman Hosey

ABSENT: Mr. Stevenson

NAYS: None

ABSTAIN: Ms. Rohrer

Mr. Schooley, while absent on February 9, 2017, indicated that he had read the minutes and was prepared to vote to approve.

Motion was made by **Mr. Spearman**, seconded by **Mr. Schooley**, with three ayes and one abstention, to approve the closed session minutes from the February 9, 2017 Board Meeting

AYES: Mr. Schooley
Mr. Spearman
Chairman Hosey

ABSENT: Mr. Stevenson

NAYS: None

ABSTAIN: Ms. Rohrer

Mr. Schooley, while absent on February 9, 2017, indicated that he had read the minutes and was prepared to vote to approve.

Mr. Orlando presented the Executive Director's Report. A copy is on file at the Authority's office.

At 8:12 a.m. Mr. Spearman stepped out of the meeting while Mr. Orlando was giving an update on the Camden County College. Mr. Spearman returned at 8:13 a.m.

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

RESOLUTION 52-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
CONFIRMING THE FINDINGS OF THE NEW JERSEY LOCAL FINANCE BOARD
INCONNECITON WITH THE REVENUE BONDS (HEALTH SCIENCES CAMPUS
PARKING PROJECT), SERIES 2017

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

NAYES: None ABSTAIN: None

Confirming findings of the proposed issuance of Revenue Bonds (Health Sciences Campus Parking Project), Series 2017 in a not-to-exceed aggregate principal amount of \$35,000,000

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

RESOLUTION 53-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING SIX MONTH EXTENSION OF CONTRACT BID A-26/2016 FOR
PURCHASE OF COPY PAPER, COMPUTER PAPER AND ENVELOPES

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

NAYES: None ABSTAIN: None

Approving an extension of Camden County Cooperative System Contract A-26/2016 for a period of six months commencing March 1, 2017 to August 31, 2017 for the purchase of copy paper, computer paper and envelopes

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

RESOLUTION 54-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING FINANCING PROPOSAL FROM TD BANK TO PROVIDE
FINANCING FOR THE HEALTH SCIENCES PARKING CENTER PROJECT

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| AYES: | Ms. Rohrer Mr. Schooley Mr. Spearman Chairman Hosey | ABSENT: | Mr. Stevenson |
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| NAYES: | None | ABSTAIN: | None |
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Approving the financial proposal from TD Bank to provide financing for the Health Sciences Parking Center Project

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

RESOLUTION 55-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING INCLUSION OF A PROJECT LABOR AGREEMENT,
PURSUANT TO N.J.S.A. 52:38-1, *et seq.*, IN THE HEALTH SCIENCES PARKING
CENTER PROJECT

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| AYES: | Ms. Rohrer Mr. Schooley Mr. Spearman Chairman Hosey | ABSENT: | Mr. Stevenson |
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| NAYES: | None | ABSTAIN: | None |
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Authorizing the inclusion of a Project Labor Agreement in the Health Sciences Parking Center Project

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

RESOLUTION 56-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPOINTING A FINANCIAL ADVISOR FOR THE ISSUANCE OF THE
COUNTY GUARANTEE LOAN REVENUE BONDS, SERIES 2017 (HADDON
AVENUE PROJECT)

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| AYES: | Ms. Rohrer Mr. Schooley Mr. Spearman Chairman Hosey | ABSENT: | Mr. Stevenson |
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| NAYES: | None | ABSTAIN: | None |
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Appointing Acacia Financial Advisors, LLC to provide Financial Advisor services for the issuance of the County Guaranteed Loan Revenue Bonds, Series 2017 (Haddon Avenue Project)

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

RESOLUTION 57-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AMENDING THE ARCHITECTURAL CONTRACT WITH SOSH
ARCHITECTS FOR ARCHITECTURAL DESIGN SERVICES FOR THE
HEALTH SCIENCES PARKING CENTER

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| AYES: | Ms. Rohrer Mr. Schooley Mr. Spearman Chairman Hosey | ABSENT: | Mr. Stevenson |
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| NAYES: | None | ABSTAIN: | None |
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Amending the Architectural Contract with SOSH Architects for additional services for the Health Sciences Parking Center Project.

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

RESOLUTION 60-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AWARDING APPRAISAL CONTRACT TO RENWICK & ASSOCIATES FOR
APPRAISAL SERVICES FOR A PROPERTY IN PENNSAUKEN TOWNSHIP
ASSOCIATED WITH THE CROSSROADS REDEVELOPMENT PROJECT

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| AYES: | Ms. Rohrer Mr. Schooley Mr. Spearman Chairman Hosey | ABSENT: | Mr. Stevenson |
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| NAYES: | None | ABSTAIN: | None |
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Awarding Renwick & Associates to provide Appraisal Services to the Authority for property in Pennsauken Township associated with the Crossroads Redevelopment Project.

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

RESOLUTION 61-17

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

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

RESOLUTION 62-17

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

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| AYES: | Ms. Rohrer Mr. Schooley Mr. Spearman Chairman Hosey | ABSENT: | Mr. Stevenson |
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| NAYES: | None | ABSTAIN: | None |
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The Commissioners went into closed session at 9:00 a.m. to discuss the Baseball Stadium, Finance Department, Crossroads Redevelopment Project, and the credit card issue.

*A motion was made by **Chairman Hosey**, seconded by **Mr. Schooley**, to return to Open Session at 10:03 a.m.*

There were six (6) walk-on Resolutions

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

RESOLUTION 63-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPOINTING CERTAIN FINANCIAL INSTITUTIONS TO SERVE AS PURCHASER
IN CONNECTION WITH THE AUTHORITY'S REVENUE BONDS (HEALTH
SCIENCES CAMPUS PARKING PROJECT) SERIES 2017

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| AYES: | Ms. Rohrer Mr. Schooley Mr. Spearman Chairman Hosey | ABSENT: | Mr. Stevenson |
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| NAYES: | None | ABSTAIN: | None |
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Appointing TD Bank, N.A. to serve as Purchaser in connection with the Authority's Revenue Bonds (Health Sciences Campus Parking Project), Series 2017 in an aggregate principal amount not to exceed \$35,000,000.

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

RESOLUTION 64-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
DESIGNATING TITLE AGENT(S) FOR THE AUTHORITY

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| AYES: | Ms. Rohrer Mr. Schooley Mr. Spearman Chairman Hosey | ABSENT: | Mr. Stevenson |
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| NAYES: | None | ABSTAIN: | None |
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Appointing Title America Agency Corp., Two Rivers Title Co, and Brennan Commercial Abstract to serve as Title Agent(s) for the Authority until Reorganization February 2018

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

RESOLUTION 65-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
DESIGNATING PROJECT COUNSEL FOR THE AUTHORITY

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| AYES: | Ms. Rohrer Mr. Schooley Mr. Spearman Chairman Hosey | ABSENT: | Mr. Stevenson |
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| NAYES: | None | ABSTAIN: | None |
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Appointing Brown & Connery, Parker McCay to serve as Project Counsel(s) for the Authority until Reorganization February 2018

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

RESOLUTION 66-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
CORRECTING RESOLUTION 201-16 WHICH AMENDED RESOLUTION 154-14
WHICH AUTHORIZED THE AWARD OF HUD HOME INVESTMENT
PARTNERSHIP FUNDS FOR COUNTY APPROVED PROJECTS IN AN AMOUNT
OF \$879,914.00

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

NAYES: None ABSTAIN: None

Correcting Resolution 201-16 which amended Resolution 154-14 to properly identify the three Projects to be cancelled for receipt of HUD Home Investment Partnership Funds in the amount of \$879,914.00

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

RESOLUTION 67-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
RESCINDING AN AWARD OF CONTRACT WITH H&H LANDSCAPING
(RESOLUTION #39-17) AND AWARING A CONTRACT TO ELITE
LANDSCAPING FOR LANDSCAPING AND GROUNDS MAINTENANCNE
SERVICES AT THE CCIA PARKING CENTER

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

NAYES: None ABSTAIN: None

Rescinding an award of contract with H&H Landscaping and awarding a contract to Elite Landscaping for landscaping and grounds maintenance services at the CCIA Parking Center

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

RESOLUTION 68-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING AN AWARD OF CONTRACT TO NORTHEAST MECHANICAL
TO PERFORM VARIOUS MAINTENANCE SERVICES AT THE CCIA PARKING
CENTER

AYES: Ms. Rohrer
Mr. Schooley
Mr. Spearman

ABSENT: Mr. Stevenson

NAYES: None

ABSTAIN: Chairman Hosey

Awarding a contract to Northeast Mechanical to provide HVAC maintenance services at the CCIA Parking Center in an amount of \$4,737.48

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

RESOLUTION 69-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
RATIFYING RESCINDING RESOLUTION #09-17 WHICH DENIED A FOURTH
MONTH OF COMPENSATION TO BE PAID TO JAMES BLANDA AS THE
FORMER EXECUTIVE DIRECTOR FOR THE AUTHORITY AND NOW
AUTHORIZING THAT SAID FOURTH MONTH OF COMPENSATION TO BE PAID
TO HIM

AYES: Mr. Schooley
Mr. Spearman
Chairman Hosey

ABSENT: Mr. Stevenson

NAYES: Ms. Rohrer

ABSTAIN: None

Authorizing said fourth month of compensation to be paid to Mr. Blanda which will rescind Resolution #09-17 which denied him a fourth month of compensation.

Chairman Hosey opened the floor to the public. Since there was no discussion from the public, a motion was made by **Ms. Rohrer**, seconded by **Mr. Spearman**, with four ayes, to adjourn the meeting at 10:12 a.m.

Respectfully Submitted,

Maryanne Manning mm.

Maryanne Manning
Recording Secretary