

CAMDEN COUNTY IMPROVEMENT AUTHORITY  
BOARD MEETING  
June 15, 2017

The meeting of the Camden County Improvement Authority was held on June 15, 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: Mr. Schooley  
Mr. Spearman  
Chairman Hosey

ABSENT: Ms. Rohrer  
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. Michael Hagarty, Director of Project Management  
Mr. Harry Collins, Deputy Director of Project Management  
Mr. Ralph Condo, Financial and Operational Analyst  
Ms. Sonia Gryzewski, Executive Assistant  
Ms. Maria Mamas, Administrative Assistant  
Ms. Kerry Richards, Aide to Freeholder Director Cappelli

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.

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Before voting on the May 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.

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Motion was made by **Mr. Schooley**, seconded by **Chairman Hosey**, with two ayes and one abstention, to approve the minutes from the May 11, 2017 Board Meeting

AYES: Mr. Schooley  
Chairman Hosey

ABSENT: Ms. Rohrer  
Mr. Stevenson

NAYS: None

ABSTAIN: Mr. Spearman

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Motion was made by **Mr. Schooley**, seconded by **Chairman Hosey**, with two ayes and one abstention to approve the closed session minutes from the May 11, 2017 Board Meeting

AYES: Mr. Schooley  
Chairman Hosey

ABSENT: Ms. Rohrer  
Mr. Stevenson

NAYS: None

ABSTAIN: None

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

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

**RESOLUTION 92-17**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AMENDING PERSONNEL POLICY #1.0 PERSONNEL TIME POLICY

AYES:	Mr. Schooley Mr. Spearman Chairman Hosey	ABSENT:	Ms. Rohrer Mr. Stevenson
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NAYES:	None	ABSTAIN:	None
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*Authorizing an amendment to the Policy and Procedures Handbook, Policy 1.0 Personnel Time Policy that said sick, vacation and personal time should be used in increments of quarter days, half days and full days in order to make it consistent with the County's Policy*

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

**RESOLUTION 93-17**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPROVING THE RENEWAL OF MEMBERSHIP OF THE AUTHORITY IN THE  
CAMDEN COUNTY INSURANCE FUND

AYES:	Mr. Schooley Mr. Spearman Chairman Hosey	ABSENT:	Ms. Rohrer Mr. Stevenson
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NAYES:	None	ABSTAIN:	None
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*Approving the annual renewal of membership of the Authority in the Camden County Insurance Fund*

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

**RESOLUTION 94-17**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING A SHARED SERVICES AGREEMENT BETWEEN THE  
AUTHORITY AND BOROUGH OF MERCHANTVILLE FOR PROJECT  
MANAGEMENT CAPITAL PLANNING SERVICES

AYES: Mr. Schooley  
Mr. Spearman  
Chairman Hosey

ABSENT: Ms. Rohrer  
Mr. Stevenson

NAYES: None

ABSTAIN: None

*Approving a Shared Services Agreement between the Authority and the Borough of Merchantville to provide Project Management Services*

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

**RESOLUTION 95-17**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPOINTING A CUSTODIAN OF RECORDS

AYES: Mr. Schooley  
Mr. Spearman  
Chairman Hosey

ABSENT: Ms. Rohrer  
Mr. Stevenson

NAYES: None

ABSTAIN: None

*Appointing Sonia Gryzewski to serve as the Custodian of Records for the Authority until the date of the 2018 Reorganization Meeting*

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

**RESOLUTION 96-17**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING JOINDER AGREEMENT WITH ROWAN UNIVERSITY TO  
RELEASE EASEMENT ON BLOCK 62, LOT 2 IN THE BOROUGH OF  
STRATFORD

AYES: Mr. Schooley  
Mr. Spearman  
Chairman Hosey

ABSENT: Ms. Rohrer  
Mr. Stevenson

NAYES: None

ABSTAIN: None

*Authorizing the appropriate Authority Officials to execute the Joinder Agreement with Rowan University for the release of Easement on Block 62, Lot 2 in the Borough of Stratford*

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

**RESOLUTION 97-17**

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

AYES: Mr. Schooley  
Mr. Spearman  
Chairman Hosey

ABSENT: Ms. Rohrer  
Mr. Stevenson

NAYES: None

ABSTAIN: None

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

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*At this time, there were three add on Resolutions*

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

**RESOLUTION 98-17**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING A REDEVELOPMENT AGREEMENT BETWEEN THE CITY OF  
CAMDEN REDEVELOPMENT AGENCY AND THE CAMDEN COUNTY  
IMPROVEMENT AUTHORITY

AYES:	Mr. Schooley Mr. Spearman Chairman Hosey	ABSENT:	Ms. Rohrer Mr. Stevenson
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NAYES:	None	ABSTAIN:	None
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*Authorizing and approving a Redevelopment Agreement with the City of Camden  
Redevelopment Agency and the Authority for the Broadway and Clinton Street Project*

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

**RESOLUTION 99-17**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING A GROUND LEASE AGREEMENT BETWEEN ROWAN  
UNIVERSITY – RUTGERS CAMDEN BOARD OF GOVERNORS AS LANDLORD  
AND CAMDEN COUNTY IMPROVEMENT AUTHORITY AS TENANT

AYES:	Mr. Schooley Mr. Spearman Chairman Hosey	ABSENT:	Ms. Rohrer Mr. Stevenson
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NAYES:	None	ABSTAIN:	None
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*Authorizing a ground lease agreement with Rowan University- Rutgers Camden Board of  
Governors as Landlord and the Authority as Tenant in accordance with the terms and  
conditions set forth in said Lease for the Broadway and Clinton Street Project*

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

**RESOLUTION 100-17**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING THE SIGNING OF A DECLARATION OF COVENANTS AND  
RESTRICTIONS BETWEEN THE ROWAN UNIVERSITY – RUTGERS CAMDEN  
BOARD OF GOVERNORS AND THE CAMDEN COUNTY IMPROVEMENT  
AUTHORITY

AYES:	Mr. Schooley Mr. Spearman Chairman Hosey	ABSENT:	Ms. Rohrer Mr. Stevenson
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NAYES:	None	ABSTAIN:	None
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*Authorizing the execution of the Declaration of Covenants and Restrictions between the Rowan University-Rutgers Camden Board of Governors and the Camden County Improvement Authority for the Broadway and Clinton Street Project*

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

**RESOLUTION 101-17**

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

AYES:	Mr. Schooley Mr. Spearman Chairman Hosey	ABSENT:	Ms. Rohrer Mr. Stevenson
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NAYES:	None	ABSTAIN:	None
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*The Commissioners went into closed session at 8:37 a.m. to discuss a personnel issue regarding health insurance premiums and previous Executive Director discussions.*

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*A motion was made by **Mr. Schooley**, seconded by **Mr. Spearman** to return to Open Session at 9:15 a.m.*

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**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 **Chairman Hosey**, with three ayes, to adjourn the meeting at 9:17 a.m.

Respectfully Submitted,



Maryanne Manning  
Recording Secretary