

CAMDEN COUNTY IMPROVEMENT AUTHORITY
BOARD MEETING
September 14, 2017

The meeting of the Camden County Improvement Authority was held on September 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	ABSENT: None
	Mr. Schooley	
	Mr. Spearman	
	Mr. Stevenson	
	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. Robert Harris, Project Manager
Ms. Sonia Gryzewski, Executive Assistant
Ms. Maria Mamas, Administrative Assistant
Freeholder Director Louis Cappelli, Jr.

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 August 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 two abstentions to approve the minutes from the August 10, 2017 Board Meeting

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman	ABSENT:	None
NAYS:	None	ABSTAIN:	Mr. Stevenson Chairman Hosey

Motion was made by **Mr. Spearman**, seconded by **Mr. Schooley** with three ayes and two abstentions, to approve the closed session minutes from the August 10, 2017 Board Meeting

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman	ABSENT:	None
NAYS:	None	ABSTAIN:	Mr. Stevenson Chairman Hosey

Mr. Orlando verbally presented the Executive Director's Report.

Motion was made by **Chairman Hosey**, seconded by **Mr. Spearman**, to go out of order and go into closed session

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

RESOLUTION 141-17

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

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	None
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NAYES:	None	ABSTAIN:	None
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The Commissioners went into closed session at 8:08 a.m. to discuss the Crossroads Redevelopment Project, and contractual relations regarding the 101 Haddon Avenue Project

*A motion was made by **Mr. Schooley**, seconded by **Mr. Stevenson**, to return to Open Session at 8:40 a.m.*

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

RESOLUTION 122-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING AND DIRECTING THE ISSURANCE OF ONE OR MORE SERIES OF THE AUTHORITY'S HEALTHCARE REDEVELOPMENT REVENUE NOTES (101 HADDON AVENUE ACQUISITION PROJECT), TAXABLE OR TAX-EXEMPT, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$16,000,000; NET OF ORIGINAL ISSUE DISCOUNT, IF ANY; APPROVING THE FORM AND EXECUTION OF CERTAIN FINANCING DOCUMENTS RELATING TO THE ISSUANCE AND SALE OF THE NOTES; AUTHORIZING AND DIRECTING THE EXECUTION AND DELIVERY OF THE NOTES; REQUESTING THE TRUSTEE TO AUTHENTICATE THE NOTES; AUTHORIZING APPLICATION AND INVESTMENT OF FUNDS BY THE TRUSTEE; RATIFYING PRIOR CONSISTENT ACTIONS; AUTHORIZING INCIDENTAL ACTION; AND REPEALING INCONSISTENT RESOLUTIONS

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	None
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NAYES:	None	ABSTAIN:	None
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Authorizing the issuance of one or more series of the Authority's Healthcare Redevelopment Revenue Notes (101 Haddon Avenue Acquisition Project), taxable or tax-exempt, in an aggregate principal amount not to exceed \$16,000,000

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

RESOLUTION 123-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY WITH RESPECT TO THE DELEGATION OF THE POWER TO SELL AND TO AWARD: (1) COUNTY GUARANTEED LOAN REVENUE BONDS (COUNTY CAPITAL PROGRAM), SERIES A OF 2017; AND (II) COUNTY GUARANTEED LOAN REVENUE REFUNDING BONDS, SERIES B OF 2017 OF THE AUTHORITY, AUTHORIZING CERTAIN ACTIONS, APPROVING CERTAIN DOCUMENTS AND DETERMINING OTHER MATTERS IN CONNECTION WITH THE ISSUANCE AND SALE OF THE SERIES 2017 BONDS

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	None
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NAYES:	None	ABSTAIN:	None
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Authorizing the power to sell and to award County Guaranteed Loan Revenue Bonds (County Capital Program), Series A of 2017; and County Guaranteed Loan Revenue Refunding Bonds, Series B of 2017

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

RESOLUTION 124-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE NEW JERSEY
LOCAL FINANCE BOARD PUSUANT TO N.J.S.A. 40A:5A-6 AND N.J.S.A. 40:37A-
80 IN CONNECTION WITH THE ISSUANCE AND SALE BY THE AUTHORITY OF
ITS TAX-EXEMPT AND/OR TAXABLE COUNTY GUARANTEED LOAN
REVENUE BONDS (CITY HALL PROJECT), IN ONE OR MORE SERIES, TO
FINANCE THE COSTS OF THE CITY HALL PROJECT

AYES: Ms. Rohrer ABSENT: None
Mr. Schooley
Mr. Spearman
Mr. Stevenson
Chairman Hosey

NAYES: None ABSTAIN: None

Authorizing the submission of an application to the New Jersey Local Finance Board in connection with the issuance and sale of the Authority's tax exempt and or taxable County Guaranteed Loan Revenue Bonds (City Hall Project), in one or more series

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

RESOLUTION 125-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE ISSUANCE OF COUNTY GUARANTEED LOAN REVENUE
BONDS AND COUNTY GUARANTEED LOAN REVENUE REFUNDING BONDS

AYES: Ms. Rohrer ABSENT: None
Mr. Schooley
Mr. Spearman
Mr. Stevenson
Chairman Hosey

NAYES: None ABSTAIN: None

Authorizing the issuance of County Guaranteed Loan Revenue Bonds and County Guaranteed Loan Revenue Refunding Bonds

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

RESOLUTION 126-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING AND APPROVING THE TERMS AND PROVISIONS FOR THE
FOURTH AMENDMENT TO THE AGREEMENT OF SALE BETWEEN THE
AUTHORITY AND RENAISSANCE PARTNERS, LLC

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	None
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NAYES:	None	ABSTAIN:	None
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Authorizing and approving the terms and provisions for the fourth Amendment to the Agreement of sale between the Authority and Renaissance Partners, LLC

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

RESOLUTION 127-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING AND DIRECTING THE EXECUTION AND DELIVERY OF AN
AGREEMENT OF SALE WITH THE NEW JERSEY ECONOMIC DEVELOPMENT
AUTHORITY FOR THE PURCHASE OF PROPERTY LOCATED AT 101 HADDON
AVENUE IN THE CITY OF CAMDEN, DESIGNATED AT BLOCK 1397, LOT 3

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	None
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NAYES:	None	ABSTAIN:	None
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Authorizing and directing the execution and delivery of an agreement of sale with the New Jersey Economic Development Authority for the purchase of property located at 101 Haddon Avenue in the City of Camden, Designated at Block 1397, Lot 3

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

RESOLUTION 128-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE NEGOTIATION OF A LEASE WITH COOPER HEALTH
SYSTEM FOR 101 HADDON AVENUE IN THE CITY OF CAMDEN, DESIGNATED
AT BLOCK 1397, LOT 3 ON THE OFFICIAL TAX MAP OF THE CITY OF
CAMDEN

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

RESOLUTION 129-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY TO
PARTICIPATE IN AWARD OF BID FOR CONTRACTS WITH VARIOUS
VENDORS FOR COPY, COMPUTER PAPER AND ENVELOPES PURSUANT TO
THE CAMDEN COUNTY COOPERATIVE PRICING PROGRAM

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	None
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NAYES:	None	ABSTAIN:	None
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Authorizing the award of contracts to various vendors for copy, computer paper and envelopes on an as needed basis under the Camden County Cooperative Pricing System, ID #57 for a period of six months

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

RESOLUTION 130-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING CHANGE ORDER NO. 3 FOR THE WATERFORD TOWNSHIP
PUBLIC SAFETY BUILDING PROJECT

AYES: Ms. Rohrer ABSENT: None
Mr. Schooley
Mr. Spearman
Mr. Stevenson

NAYES: None ABSTAIN: Chairman Hosey

Approving Change Order No. 3 to the contract between the Authority and Eagle Construction Services in an amount of \$5,953.00 for the Waterford Township Public Safety Building Project

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 131-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING AN AWARD OF CONTRACT, PURSUANT TO SOLICITATION
OF QUOTATIONS BY AND BETWEEN THE CAMDEN COUNTY IMPROVEMENT
AUTHORITY AND SECURITY PLUS, INC. FOR A SECURITY SYSTEM IN THE
WATERFORD TOWNSHIP PUBLIC SAFETY BUILDING

AYES: Ms. Rohrer ABSENT: None
Mr. Schooley
Mr. Spearman
Mr. Stevenson

NAYES: None ABSTAIN: Chairman Hosey

Authorizing an award of contract to Security Plus, Inc. for a security system in the Waterford Township Public Safety Building in an amount not to exceed \$18,465.00

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

RESOLUTION 132-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING AN AWARD OF CONTRACT, PURSUANT TO SOLICIATION OF
QUOTATIONS BY AND BETWEEN THE CAMDEN COUNTY IMPROVEMENT
AUTHORITY AND EAGLE CONSTRUCTION FOR A GENERATOR IN THE
WATERFORD TOWNSHIP PUBLIC SAFETY BUILDING

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson	ABSENT:	None
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NAYES:	None	ABSTAIN:	Chairman Hosey
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Authorizing an award of contract to Eagle Construction for a generator in the Waterford Township Public Safety Building at a total cost not to exceed \$39,850.00

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

RESOLUTION 133-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING AWARD OF CONTRACT TO SETTEMBRINO ARCHITECTS FOR
ARCHITECTURAL AND ENGINEERING DESIGN SERVICES FOR THE
RENOVATION OF THE MERCHANTVILLE COMMUNITY AND SENIOR CENTER
PROJECT

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	None
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NAYES:	None	ABSTAIN:	None
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Approving an award of contract to Settembrino Architects for Architectural and Engineering Design Services for the renovation of the Merchantville Community and Senior Center Project in an amount not to exceed \$103,500.00

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

RESOLUTION 134-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AMENDING CONTRACT TO RADEY ASSOCIATES FOR ARCHITECTURAL AND
ENGINEERING DESIGN SERVICES FOR THE CCIA PARKING CENTER
RESTORATION PROJECT

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	None
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NAYES:	None	ABSTAIN:	None
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Amending a contract to Radey Associates for Architectural and Engineering Design Services for the CCIA Parking Center Restoration Project to include a change order in the amount of \$1,500.00

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

RESOLUTION 135-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING OPENING OF A NEW BANK ACCOUNT FOR PAYMENT OF
CLAIMS

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	None
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NAYES:	None	ABSTAIN:	Ms. Rohrer
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Authorizing the opening of a new bank account at 1st Colonial Community Bank for the payment of claims

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

RESOLUTION 136-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING THE RENEWAL OF LIABILITY INSURANCE COVERAGE FOR
SECURITY AT AUTHORITY PARKING GARAGE

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	None
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NAYES:	None	ABSTAIN:	None
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Approving the renewal of liability insurance coverage for security at the CCIA Parking Center with the Hardenbergh Insurance Group, Inc.

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

RESOLUTION 137-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING A DIVIDEND FROM THE CAMDEN COUNTY INSURANCE
FUND COMMISSION, 2013 FUND ACCOUNT

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	None
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NAYES:	None	ABSTAIN:	None
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Authorizing a dividend from the Camden County Insurance Fund Commission, from the 2013 Fund Account in an amount of \$7,341.00

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

RESOLUTION 138-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
ACKNOWLEDGING RECEIPT OF DEED FROM THE COUNTY OF CAMDEN FOR
BLOCK 12302, LOT 1.06 OF THE OFFICIAL TAX MAP OF THE TOWNSHIP OF
GLOUCESTER

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	None
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NAYES:	None	ABSTAIN:	None
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Authorizes and approves the acceptance of the deed from the County of Camden for Block 12302, Lot 1.06, on the official tax map of the Township of Gloucester at the Lakeland Complex

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

RESOLUTION 139-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING AN AWARD OF CONTRACT, PURSUANT TO SOLICITATION OF
QUOTATIONS BY AND BETWEEN THE CAMDEN COUNTY IMPROVEMENT
AUTHORITY AND TRIAD ASSOCIATES FOR COMMUNITY DEVELOPMENT
CONSULTING SERVICES

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	None
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NAYES:	None	ABSTAIN:	None
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Authorizing an award of contract to Triad Associates for Community Development Consulting Services

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

RESOLUTION 140-17

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

AYES: Ms. Rohrer ABSENT: None
Mr. Schooley
Mr. Spearman
Mr. Stevenson
Chairman Hosey

NAYES: None ABSTAIN: None

After discussion and review of the Operating and Project expenditures, Chairman Hosey asked if all expenses were in budget to which Ms. DiMattia confirmed. Chairman Hosey suggested adding an income column to the bill list and or in the Treasurer's Report going forward

WALK ON RESOLUTION

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

RESOLUTION 142-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING CHANGE ORDER NO. 1 FOR THE JOINT BOARD HEALTH
SCIENCES CENTER PROJECT

AYES: Ms. Rohrer ABSENT: None
Mr. Schooley
Mr. Spearman
Mr. Stevenson
Chairman Hosey

NAYES: None ABSTAIN: None

Approving Change Order No. 1 between the Authority and Arthur R. Henry, Inc. in a cost reduction amount of \$50,000 for unused general allowance for the Joint Board Health Sciences Center Project

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 five ayes, to adjourn the meeting at **8:57 a.m.**

Respectfully Submitted,



Maryanne Manning
Recording Secretary