

CAMDEN COUNTY IMPROVEMENT AUTHORITY
BOARD MEETING
November 9, 2017

The meeting of the Camden County Improvement Authority was held on November 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. Spearman
Mr. Stevenson
Chairman Hosey

ABSENT: Mr. Schooley

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. 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 October 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. Spearman**, seconded by **Mr. Stevenson**, with three ayes and one abstention, to approve the minutes from the October 12, 2017 Board Meeting

AYES: Ms. Rohrer
Mr. Spearman
Mr. Stevenson

ABSENT: Mr. Schooley

NAYS: None

ABSTAIN: Chairman Hosey

Motion was made by **Mr. Spearman**, seconded by **Mr. Stevenson**, with three ayes and one abstention, to approve the minutes from the October 27, 2017 Special Board Meeting

AYES: Mr. Spearman
Mr. Stevenson
Chairman Hosey

ABSENT: Mr. Schooley

NAYS: None

ABSTAIN: Ms. Rohrer

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 163-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
CONFIRMING THE FINDINGS OF THE NEW JERSEY LOCAL FNANCE BOARD

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

NAYES:	None	ABSTAIN:	None
--------	------	----------	------

Issuance of tax exempt County Guaranteed Loan Revenue Bonds (County Capital Program), Series A of 2017 in an aggregate principal amount not-to-exceed \$24,500,000 and Series B of 2017 in an aggregate principal amount not-to-exceed \$40,000,000

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

RESOLUTION 164-17

RESOLUTION FOR LOCAL EMPLOYERS TO OFFER AN INCENTIVE UNDER
THE STATE HEALTH BENEFITS PROGRAM

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

NAYES:	None	ABSTAIN:	None
--------	------	----------	------

Approving the Authority to voluntarily participate in a Financial Incentive Pilot Program to be offered to Authority employees who select enrollment into tiered-network medical plans thru the State Health Benefits Program

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

RESOLUTION 165-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING RENEWAL OF A CONTRACT WITH KEYSTONE FIRE
PROTECTION COMPANY FOR SPRINKLER AND FIRE ALARM MAINTENANCE
SERVICES AT THE BASEBALL STADIUM

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

NAYES:	None	ABSTAIN:	None
--------	------	----------	------

Approving the renewal of a contract with Keystone Fire Protection Company for sprinkler and fire alarm maintenance service at the Baseball Stadium in an amount of \$4,893.17

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

RESOLUTION 166-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING AWARD OF CONTRACT FOR ENGINEERING AND DESIGN
SERVICES FOR THE 2600 MT. EPHRAIM PROJECT IN THE BOROUGH OF
WOODLYNNE

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

NAYES:	None	ABSTAIN:	None
--------	------	----------	------

Approving an award of contract to French & Parrello for Engineering and Design Services for the 2600 Mt. Ephraim Project in the Borough of Woodlynne at a sum not to exceed \$84,000.00

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

RESOLUTION 167-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AWARDING APPRAISAL CONTRACT FOR APPRAISAL SERVICES FOR THE
2600 MT. EPHRAIM PROJECT IN THE BOROUGH OF WOODLYNNE

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

NAYES:	None	ABSTAIN:	None
--------	------	----------	------

Approving an award of contract to Aspen Valuation Group for Appraisal Services for the 2600 Mt. Ephraim Project in the Borough of Woodlynne at a sum not to exceed \$3,200.00

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

RESOLUTION 168-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPOVING CHANGE ORDER NO. 5 FOR THE WATERFORD TOWNSHIP PUBLIC
SAFETY BUILDING PROJECT

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

NAYES:	None	ABSTAIN:	None
--------	------	----------	------

Approving Change Order No.5 to the contract between the Authority and Eagle Construction Services in an amount of \$1,988.00 for the Waterford Township Public Safety Building Project

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

RESOLUTION 169-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPOVING CHANGE ORDER NO. 6 FOR THE WATERFORD TOWNSHIP PUBLIC
SAFETY BUILDING PROJECT

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

NAYES:	None	ABSTAIN:	None
--------	------	----------	------

Approving Change Order No.6 to the contract between the Authority and Eagle Construction Services in an amount of\$19,244.00 for the Waterford Township Public Safety Building Project

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

RESOLUTION 170-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING AN AGREEMENT WITH THE COUNTY OF CAMDEN TO
PERFORM PROJECT MAINTENANCE SERVICES

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

NAYES:	None	ABSTAIN:	None
--------	------	----------	------

Authorizing the Project Management Agreement with the County of Camden to perform renovations and improvements to the Camden County Courthouse/Camden City Hall

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

RESOLUTION 171-17

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

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

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

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

RESOLUTION 172-17

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

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

NAYES:	None	ABSTAIN:	None
--------	------	----------	------

The Commissioners went into closed session at 8:20 a.m. to discuss a personnel matter and the Cooper lease agreement

A motion was made by Mr. Spearman, seconded by Mr. Stevenson, to return to Open Session at 9:00 a.m.

At this time, there were two walk-on resolutions

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

RESOLUTION 173-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING, APPROVING AND DIRECTING THE EXECUTION AND DELIVERY OF A LEASE AGREEMENT BETWEEN THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AND THE COOPER HEALTH SYSTEM FOR A PORTION OF THE PROPERTY LOCATED AT 101 HADDON AVEUE, BEING BLOCK 1397, CITY OF CAMDEN NEW JERSEY

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

ABSENT: Mr. Schooley

NAYES: None

ABSTAIN: None

Authorizing and Approving to enter a Lease Agreement between the Authority and the Cooper Health System for a portion of the property located at 101 Haddon Avenue, Block 1397, Lot 3 on the City of Camden tax map

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

RESOLUTION 174-17

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING AND APPROVING THE HIRING OF KELLI KEHOE AS A
COMMUNITY DEVELOPMENT COORDINATOR

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

ABSENT: Mr. Schooley

NAYES: None

ABSTAIN: None

*Authorizing and approving the Hiring of Kelli Kehoe as a Community Development
Coordinator at a salary of \$37,500.00*

Chairman Hosey opened the floor to the public. Since there was no discussion from the public, a motion was made by **Mr. Spearman**, seconded by **Mr. Stevenson**, with four ayes, to adjourn the meeting at **9:01a.m.**

Respectfully Submitted,



Maryanne Manning
Recording Secretary