

CAMDEN COUNTY IMPROVEMENT AUTHORITY  
BOARD MEETING  
April 11, 2019

The meeting of the Camden County Improvement Authority was held on April 11, 2019 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 A. Orlando, Interim Executive Director  
Mr. James Lex, Chief Operating Officer  
Mr. David Patterson, Solicitor  
Ms. Debra DiMattia, Chief Financial Officer  
Mr. Ralph Condo, Director of Government  
Mr. Michael Hagarty, Director of Project Management  
Mr. Harry Collins, Deputy Director of Project Management  
Ms. Jennifer Bonaccorsi, Assistant Dir. of Project Mgmt.

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 #165-18 dated December 13, 2018. 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 March 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 **Ms. Rohrer**, seconded by **Mr. Stevenson**, with four ayes, to approve the minutes from the March 22, 2019 Special Board Meeting

AYES:	Ms. Rohrer Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Schooley
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NAYS:	None	ABSTAIN:	None
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Motion was made by **Mr. Stevenson**, seconded by **Mr. Spearman**, with four ayes to approve the minutes from the March 14, 2019 Board Meeting

AYES:	Ms. Rohrer Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Schooley
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NAYS:	None	ABSTAIN:	None
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Motion was made by **Ms. Rohrer**, seconded by **Mr. Spearman**, with four ayes to approve the closed session minutes from the March 14, 2019 Board Meeting

AYES:	Ms. Rohrer Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Schooley
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NAYS:	None	ABSTAIN:	None
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Mr. Orlando verbally presented the Executive Director's Report to the Commissioners.

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

**RESOLUTION 65-19**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
CONFIRMING THE AUTHORIZATION OF THE USE OF COMPETITIVE  
CONTRACTING FOR PROPOSALS FOR PROCUREMENT OF COMMUNITY  
DEVELOPMENT CONSULTING SERVICES

AYES:	Ms. Rohrer Mr. Spearman Ms. Stevenson Chairman Hosey	ABSENT:	Mr. Schooley
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NAYES:	None	ABSTAIN:	None
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*Confirming the use of Competitive Contracting to obtain Requests for Proposals for the purpose of procuring Community Development Consulting Services*

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

**RESOLUTION 66-19**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
ESTABLISHING A PRE-APPROVED POOL OF ARCHITECTS AND ENGINEERS

AYES:	Ms. Rohrer Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Schooley
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NAYES:	None	ABSTAIN:	None
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*Approving the pool of Architectural and Engineering firms approved by the County of Camden*

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

**RESOLUTION 67-19**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPROVING A PARKING LICENSE AGREEMENT WITH ROWAN UNIVERSITY  
FOR THE CCIA PARKING CENTER LOCATED AT 518 BENSON STREET IN THE  
CITY OF CAMDEN

AYES: Mr. Spearman  
Mr. Stevenson  
Chairman Hosey

ABSENT: Mr. Schooley

NAYES: None

ABSTAIN: Ms. Rohrer

*Approving the Parking License Agreement with Rowan University for designated number of parking spaces for use by staff employees and students at the CCIA Parking Center*

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

**RESOLUTION 68-19**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPROVING A PARKING LICENSE AGREEMENT WITH COOPER HEALTH  
SYSTEMS FOR THE CCIA PARKING CENTER LOCATED AT 518 BENSON  
STREET IN THE CITY OF CAMDEN

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

ABSENT: Mr. Schooley

NAYES: None

ABSTAIN: None

*Approving the Parking License Agreement with Cooper Health Systems for designated number of parking spaces for use by staff and employees at the CCIA Parking Center*

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

**RESOLUTION 69-19**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING A GROUND LEASE BETWEEN ROWAN UNIVERSITY AS  
LESSOR AND THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AS  
LESSEE

AYES:	Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Schooley
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NAYES:	None	ABSTAIN:	Ms. Rohrer
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*Approving the ground lease with Rowan University*

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

**RESOLUTION 70-19**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPROVING AN ACCESS AGREEMENT WITH RUTGERS UNIVERSITY FOR  
BLOCK 80, LOT 1.01 IN THE CITY OF CAMDEN (FORMER BASEBALL  
STADIUM SITE)

AYES:	Mr. Rohrer Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Schooley
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NAYES:	None	ABSTAIN:	None
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*Approving Access Agreement for Rutgers University to utilize Block 80, Lot 1.01 for  
baseball practices at the former baseball stadium site*

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

**RESOLUTION 71-19**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING THE TRANSFER AND ACKNOWLEDGEMENT OF RECEIPT OF DEED FROM COUNTY OF CAMDEN FOR BLOCK 12302, LOT 1.06 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF GLOUCESTER

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

NAYES: None ABSTAIN: None

*Approving the transfer and acknowledgement of receipt of 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*

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

**RESOLUTION 72-19**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING AGREEMENT OF SALE BETWEEN THE AUTHORITY AND KMG NEW JERSEY, LLC

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

NAYES: None ABSTAIN: None

*Approving the Agreement of Sale between the Authority and KMG New Jersey, LLC for the sale of Block 12302, Lot 1.06 on the Official Tax Map of the Township of Gloucester*

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

**RESOLUTION 73-19**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AMENDING A SHARED SERVICES AGREEMENT BETWEEN THE COUNTY OF  
CAMDEN AND THE CAMDEN COUNTY IMPROVEMENT AUTHORITY FOR THE  
APPOINTMENT OF AN INTERIM EXECUTIVE DIRECTOR

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

NAYES: None ABSTAIN: None

*Amending a Shared Services Agreement between the Authority and the County of Camden for an additional six (6) month time period for Christopher Orlando to serve as the Interim Executive Director for the Authority which will commence on May 1, 2019 through October 31, 2019*

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

**RESOLUTION 74-19**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
EXTENDING TIME PERIOD FOR AWARD OF BID FOR CONSTRUCTION  
MANAGEMENT SERVICES FOR THE HEALTH SERVICES PARKING GARAGE  
BID #2018-06

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

NAYES: None ABSTAIN: None

*Extending the time period for the award of bid for an additional thirty (30) days with Epic Management for the award of the Construction Management Services Bid for the Health Services Parking Garage #2018-06*

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

**RESOLUTION 75-19**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AWARDING A CONTRACT TO ELITE LANDSCAPING TO PROVIDE  
LANDSCAPE SERVICES AT THE CCIA PARKING CENTER

AYES:	Ms. Rohrer Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Schooley
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NAYES:	None	ABSTAIN:	None
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*Approving an award of contract to Elite Landscaping to provide landscape services at the CCIA Parking Center in an amount not to exceed \$7,160.00*

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

**RESOLUTION 76-19**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPROVING RIGHT OF ENTRY AGREEMENT WITH PSE&G

AYES:	Ms. Rohrer Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Schooley
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NAYES:	None	ABSTAIN:	None
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*Approving the Right of Entry Agreement with PSE&G for entry onto Block 2603, Lot 2*

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

**RESOLUTION 77-19**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING THE EXECUTION OF AN OPTION AGREEMENT WITH KNIGHTS  
CROSSING HOUSING PARTNERS, LLC FOR THE SALE OF CERTAIN REAL  
PROPERTY

AYES:	Ms. Rohrer Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Schooley
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NAYES:	None	ABSTAIN:	None
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*Authorizing the execution of an Option Agreement with Knights Crossing Housing Partners, LLC for the sale of certain real property*

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

**RESOLUTION 78-19**

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
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NAYES:	None	ABSTAIN:	Chairman Hosey on Leeway and Northeast Electric
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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*

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

**RESOLUTION 79-19**

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
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NAYES:	None	ABSTAIN:	None
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*The Commissioners went into Closed Session at 8:45 a.m. to discuss the Improvement Authority's lease*

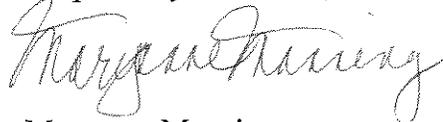
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*A motion was made by Mr. Stevenson, seconded by Mr. Spearman, to return to Open Session at 8:50 a.m.*

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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. Spearman**, seconded by **Mr. Stevenson**, with four ayes, to adjourn the meeting at **8:52 a.m.**

Respectfully Submitted,



Maryanne Manning  
Recording Secretary