CAMDEN COUNTY IMPROVEMENT AUTHORITY BOARD MEETING November 18, 2021

The meeting of the Camden County Improvement Authority was held on November 18, 2021 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 Mr. Stevenson Chairman Hosey

ALSO PRESENT:

Mr. James Lex, Chief Operating Officer

Mr. David Patterson, Solicitor

Ms. Debra DiMattia, Chief Financial Officer

Mr. Michael Hagarty, Director of Project Management

PUBLIC:

Ms. Marge Della Vecchia, Vice President, PS&S

Mr. Bernard S. Davis, Chiesa, Shahinian & Giantomasi PC

ABSENT: Ms. Rohrer

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 #113-20 dated December 10, 2020. 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. In addition, notice that this meeting was being held by conference call due to the covid-19 emergency was sent to the Courier Post and South Jersey Times newspapers, posted on the door of the Improvement Authority and the Improvement Authority webpage. The dial in numbers are 1-888-204-5987, access code 2936370. Take further notice, that anyone from the public wishing to speak will be permitted during the public participation portion of the meeting. There will be a closed session.

Before voting on the October 14, 2021 minutes, Mr. Patterson told the Commissioners that the minutes were sent to the County Commissioner 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 four ayes, to approve the minutes from the October 14, 2021 Board Meeting

AYES:

Mr. Schooley

ABSENT:

Ms. Rohrer

Mr. Spearman Mr. Stevenson Chairman Hosey

NAYS:

None

ABSTAIN: None

Mr. Lex verbally presented the Executive Director's Report to the Commissioners

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

RESOLUTION 122-21

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY WITH RESPECT TO THE DELEGATION OF THE POWER TO SELL AND TO AWARD COUNTY GUARANTEED LOAN REVENUE BONDS (COUNTY CAPITAL PROGRAM), SERIES 2021 OF THE AUTHORITY, AUTHORIZING CERTAIN ACTIONS, APPROVING CERTAIN DOCUMENTS AND DETERMINING OTHER MATTERS IN CONNECTION WITH THE ISSUANCE AND SALE OF THE SERIES 2021 BONDS

AYES:

Mr. Schooley

ABSENT:

Ms. Rohrer

Mr. Spearman Mr. Stevenson Chairman Hosey

NAYES:

None

ABSTAIN:

None

Delegation of the power to sell and to award County Guaranteed Loan Revenue Bonds (County Capital Program), Series 2021 of the Authority, authorizing certain actions, approving certain documents and determining other matters in connection with the issuance and sale of the series 2021 Bonds

RESOLUTION 123-21

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

AYES:

Mr. Schooley

ABSENT:

Ms. Rohrer

Mr. Spearman Mr. Stevenson

Chairman Hosey

NAYES:

None

ABSTAIN:

None

Authorizing the issuance of County Guaranteed Loan Revenue Bonds (Series 2021)

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

RESOLUTION 124-21

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AWARDING A CONTRACT FOR LICENSED SITE REMEDIATION PROFESSIONAL SERVICES ASSOCIATED WITH THE SALE OF 300 ATLANTIC AVENUE IN THE CITY OF CAMDEN

AYES:

Mr. Schooley

ABSENT:

Ms. Rohrer

Mr. Spearman

Mr. Stevenson

Chairman Hosey

NAYES:

None

ABSTAIN:

None

Awarding a contract to Gibson & Stattel Environmental, Inc. for licensed site remediation professional services associated with the sale of 300 Atlantic Avenue in the City of Camden

RESOLUTION 125-21

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AWARDING A CONTRACT FOR SNOW REMOVAL SERVICES AT THE CCIA
AND HSC PARKING CENTERS IN CAMDEN CITY

AYES:

Mr. Schooley

ABSENT:

Ms. Rohrer

Mr. Spearman Mr. Stevenson

Chairman Hosey

NAYES:

None

ABSTAIN:

None

Awarding a contract to Elite Water Management, LLC for snow removal services at the CCIA and HSC Parking Center in Camden City in an amount NTE \$10,000 CCIA Parking Garage, NTE \$10,000 HSC Parking Garage

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

RESOLUTION 126-21

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING AN AGREEMENT WITH THE COUNTY OF CAMDEN FOR DEMOLITION SERVICES FOR 2600 MT. EPHRAIM AVENUE

AYES:

Mr. Schooley

ABSENT:

Ms. Rohrer

Mr. Spearman Mr. Stevenson Chairman Hosey

NAYES:

None

ABSTAIN:

None

Approving an agreement with the County of Camden to provide demolition services for 2600 Mt. Ephraim Avenue

RESOLUTION 127-21

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING ADDITIONAL SERVICES BY A LICENSED SITE REMEDIATION PROFESSIONAL FOR THE CROSSROADS REDEVELOPMENT PROJECT

AYES:

Mr. Schooley

ABSENT:

Ms. Rohrer

Mr. Spearman

Mr. Stevenson Chairman Hosey

NAYES:

None

ABSTAIN:

None

Authorizing additional services with Environmental Resolutions, Inc. a licensed site remediation professional for the Crossroads Redevelopment Project in an amount NTE \$21,000.00

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

RESOLUTION 128-21

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AWARDING A COMPETITIVE CONTRACT FOR PARKING MANAGEMENT SERVICES FOR VARIOUS COUNTY PARKING LOTS FOR THE CAMDEN COUNTY IMPROVEMENT AUTHORITY

AYES:

Mr. Schooley

ABSENT:

Ms. Rohrer

Mr. Spearman

Mr. Stevenson Chairman Hosey

NAYES:

None

ABSTAIN:

None

Awarding a competitive contract to SP+ Parking for Parking Management Services for various County Parking lots

RESOLUTION 129-21

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AMENDING RESOLUTION #121- 21 DESIGNATING BOND UNDERWRITER FOR THE COUNTY GUARANTEED LOAN REVENUE BONDS, SERIES 2021B (FEDERALLY TAXABLE)

AYES:

Mr. Schooley

ABSENT:

Ms. Rohrer

Mr. Spearman

Mr. Stevenson

Chairman Hosey

NAYES:

None

ABSTAIN:

None

Amending Resolution #121-21 to designate Bond Underwriter(s) Barid and Stiefel for the County Guaranteed Loan Revenue Bonds, Series 2021B (Federally Taxable)

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

RESOLUTION 130-21

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING AN AGREEMENT OF SALE WITH THE COUNTY OF CAMDEN FOR THE ACQUISITION OF BLOCK 506, P/0 LOT 3 IN THE BOROUGH OF LAWNSIDE, AND AUTHORIZING THE ACCEPTANCE OF A BARGAIN AND SALE DEED FOR THE PROPERTY TO BE TRANSFERRED TO IT BY THE COUNTY OF CAMDEN

AYES:

Mr. Schooley

ABSENT:

Ms. Rohrer

Mr. Spearman Mr. Stevenson Chairman Hosey

NAYES:

None

ABSTAIN:

None

Authorizing an Agreement of sale with the County of Camden for the acquisition of Block 506, P/O Lot 3 in the Borough of Lawnside and authorizing the acceptance of a bargain and sale deed for the property to be transferred to it by the County of Camden

RESOLUTION 131-21

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE HIRING OF THREE FULL TIME EMPLOYEES FOR THE COUNTY GOLF ACADEMY

AYES:

Mr. Schooley

ABSENT:

Ms. Rohrer

Mr. Spearman Mr. Stevenson

Chairman Hosey

NAYES:

None

ABSTAIN:

None

Authorizing the hiring of three (3) full time employees for the County Golf Academy: Patti Harris, Manager, with an annual salary of \$60,000 10/21/21; Anais Nolasco, Event Supervisor, with an annual salary of \$42,000 11/29/21; Madeline Almand, Event Manager, with an annual salary of \$50,000 11/29/21

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

RESOLUTION 132-21

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE HIRING OF ONE PART TIME EMPLOYEE FOR THE COUNTY GOLF ACADEMY

AYES:

Mr. Schooley

ABSENT:

Ms. Rohrer

Mr. Spearman

Mr. Stevenson Chairman Hosey

NAYES:

None

ABSTAIN:

None

Authorizing the hiring of Anthony Battaglia as a part-time Golf Academy Attendant at \$15.00/Hour

RESOLUTION 133-21

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AMENDING A SHARED SERVICES AGREEMENT BY AND BETWEEN THE COUNTY OF CAMDEN AND THE CAMDEN COUNTY IMPROVEMENT AUTHORITY FOR REIMBURSEMENT TO THE AUTHORITY RELATIVE TO CERTAIN PROGRAMS AND SERVICES

AYES:

Mr. Schooley

ABSENT:

Ms. Rohrer

Mr. Spearman Mr. Stevenson Chairman Hosey

NAYES:

None

ABSTAIN:

None

Amending a Shared Services Agreement by and between the County of Camden and the Authority for reimbursement to the Authority relative to certain programs and services

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

RESOLUTION 134-21

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY EXERCISING THE ONE YEAR RENEWAL EXTENSION OF THE LEASE AGREEMENT WITH U.S. REGIONAL OCCUPATIONAL MEDICINE II (WORKNET), SUITE 1, 300 SOUTH BROADWAY, AT THE AUTHORITY'S PARKING CENTER IN THE CITY OF CAMDEN

AYES:

Mr. Schooley

ABSENT:

Ms. Rohrer

Mr. Spearman

Mr. Stevenson

Chairman Hosey

NAYES:

None

ABSTAIN:

None

Approving an extension of the Lease Agreement with U.S. Regional Occupational Medicine II (Worknet) at Suite 1, 300 South Broadway at the Authority's Parking Center in the City of Camden

RESOLUTION 135-21

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING LEASE AGREEMENT WITH LIVE NATION FOR THE 2022 CONCERT SEASON

AYES:

Mr. Schooley

ABSENT:

Ms. Rohrer

Mr. Spearman Mr. Stevenson

Chairman Hosey

NAYES:

None

ABSTAIN:

None

Approving a Ground Lease Agreement with Live Nation for the premises located at Block 139, Lot 11.02 for the 2022 concert season

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

RESOLUTION 136-21

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING A CONTRACT TO WB MASON FOR THE PROVISION OF COPY PAPER, COMPUTER PAPER AND ENVELOPES PURSUANT TO THE CAMDEN COUNTY COOPERATIVE PRICING SYSTEM, SYSTEM IDENTIFIER #57-CCCPS

AYES:

Mr. Schooley

ABSENT:

Ms. Rohrer

Mr. Spearman

Mr. Stevenson Chairman Hosey

NAYES:

None

ABSTAIN:

None

Approving an award of contract with WB Mason under the Camden County Cooperative Pricing System, System Identifier #57-CCCPS for the purchase of copy paper, computer paper and envelopes on an as-needed basis

RESOLUTION 137-21

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AWARDING A CONTRACT TO VARIOUS VENDORS FOR LOCKING HARDWARE AND LOCKSMITH SUPPLIES PURSUANT TO THE CAMDEN COUNTY COOPERATIVE PRICING SYSTEM, SYSTEM IDENTIFIER #57-CCCPS

AYES:

Mr. Schooley

ABSENT:

Ms. Rohrer

Mr. Spearman Mr. Stevenson Chairman Hosey

NAYES:

None

ABSTAIN:

None

Authorizing a contract with various vendors under the Camden County Cooperative Pricing System, System Identifier #57-CCCPS for locking hardware and locksmith supplies on an as needed basis

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

RESOLUTION 138-21

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY CORRECTING RESOLUTION 75-21 APPROVING AND AWARDING A CONTRACT FOR PARKING MANAGEMENT SERVICES FOR VARIOUS COUNTY OWNED LOTS

AYES:

Mr. Schooley

ABSENT:

Ms. Rohrer

Mr. Spearman Mr. Stevenson Chairman Hosey

NAYES:

None

ABSTAIN:

None

Correcting Resolution #75-21 approving and awarding a contract for Parking Management Services for various lots in the City of Camden to SP+ that will exceed \$17,500 who has submitting a completed Business Disclosure Certification

RESOLUTION 139-21

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY ACCEPTING RESIGNATION OF DANIELLE LINARIS AS FULL TIME ROWING MANAGER AND REASSIGNING HER TO THE POSITION OF PART TIME ROWING INSTRUCTOR

AYES:

Mr. Schooley

ABSENT:

Ms. Rohrer

Mr. Spearman Mr. Stevenson

Chairman Hosey

NAYES:

None

ABSTAIN:

None

Accepting the resignation of Danielle Linaris as a full-time Rowing Instructor at the County Boat House and reassigns her as a part-time Rowing Instructor at an hourly rate of \$24.00/Hour

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

RESOLUTION 140-21

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

AYES:

Mr. Spearman

ABSENT:

Ms. Rohrer

Mr. Stevenson

Chairman Hosey

NAYES:

None

ABSTAIN:

Mr. Schooley

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

WALK ON RESOLUTION

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

RESOLUTION 141-21

RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF UP TO \$85,000,000 OF SCHOOL REVENUE BONDS (KIPP COOPER NORCROSS ACADEMY - 2021 PROJECT) (SOCIAL BONDS) OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AND AUTHORIZING AND APPROVING THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT AND RELATED INSTRUMENTS ANNEXED THERETO, A TRUST INDENTURE AND RELATED INSTRUMENTS ANNEXED THERETO, A BOND PURCHASE AGREEMENT AND RELATED INSTRUMENTS ANNEXED THERETO, THE DELIVERY OF AN OFFICIAL STATEMENT AND RELATED INSTRUMENTS ANNEXED THERETO, AND AUTHORIZING FURTHER ACTION

AYES: Mr. Schooley

Mr. Spearman Mr. Stevenson Chairman Hosey

ABSTAIN: None None NAYES:

Authorizing the issuance and sale of up to \$85,000,000 of School Revenue Bonds (Kipp Cooper Norcross Academy – 2021 Project (Social Bonds). Also present Mr. Bernard Davis who is serving as Bond Counsel on the \$85,000,000 financing,

Chairman Hosey opened the floor to the public at 8:19 a.m. Ms. Marge Della Vecchia had three (3) questions. Q1) Regarding Resolution C who was awarded the contract for Licensed Site Remediation Professional Services for 300 Atantic Avenue. Mr. Lex replied an award has been made to Gibson & Stattel Q2) Ms. Della Vecchia also asked if this was publicly solicited. Mr. Lex replied the CCIA chose from the County pre-approved pool of Architects and Engineers. O3) Regarding Resolution F, Ms. Della Vecchia asked who was awarded additional LSRP services for the Crossroads Redevelopment Project. Mr. Lex responded an award was made to Environmental Resolutions, Inc.

Since there were no other questions or comments, a motion was made by Mr. Spearman, seconded by Mr. Stevenson with four ayes, to adjourn the meeting at 8:21 a.m.

Respectfully Submitted,

ABSENT:

Ms. Rohrer

Maryanne Manning

Board Secretary