# CAMDEN COUNTY IMPROVEMENT AUTHORITY BOARD MEETING October 12, 2023

The meeting of the Camden County Improvement Authority was held on October 12, 2023, at the offices of the Authority, Camden County Courthouse, 520 Market Street, 6<sup>th</sup> Floor, Camden, New Jersey at 8:00 a.m. Chairman Rohrer presided over the meeting, and Maryanne Manning recorded the minutes thereof:

Chairman Rohrer called the meeting to order at 8:00 a.m. and began the meeting with the Pledge of Allegiance.

Ms. Manning called the roll:

Mr. Schooley

Mr. Spearman

Mr. Stevenson

Mr. Tait (arrived at 8:05 a.m.)

Chairman Rohrer

PRESENT: Mr. Schooley

Mr. Spearman Mr. Stevenson Mr. Tait

Chairman Rohrer

ALSO PRESENT: Mr. James Lex, Executive Director

Ms. Debra DiMattia, Chief Financial Officer Mr. Anthony Bianco, Chief Operating Officer

ABSENT: None

Ms. Nicole Fallon, Office Manager Mr. David Patterson, Solicitor

Ms. Holly Cass, County Deputy Administrator

PUBLIC: Ms. Manning read the Notice in Accordance with the Open Public Meetings Law. NOTICE IN ACCORDANCE WITH THE OPEN PUBLIC MEETINGS LAW. PUBLIC NOTICE OF THE TIME AND DATE FOR THIS MEETING APPEARED IN RESOLUTION #149-22 DATED DECEMBER 8, 2022. 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 September 14, 2023 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. Stevenson**, with **four ayes**, to approve the minutes from the September 14, 2023 Board Meeting

AYES:

Mr. Schooley

ABSENT:

Mr. Tait

Mr. Spearman Mr. Stevenson Chairman Rohrer

NAYS:

None

ABSTAIN:

None

Motion was made by **Mr. Schooley**, seconded by **Mr. Stevenson**, with **four ayes**, to approve the closed session minutes from the September 14, 2023 Board Meeting

AYES:

Mr. Schooley

ABSENT:

Mr. Tait

Mr. Spearman Mr. Stevenson Chairman Rohrer

NAYS:

None

ABSTAIN:

None

Motion was made by Mr. Spearman, seconded by Mr. Stevenson, with four ayes, to approve the minutes from the September 22, 2023 Special Board Meeting

AYES:

Mr. Schooley

ABSENT:

Mr. Tait

Mr. Spearman Mr. Stevenson Chairman Rohrer

NAYS:

None

ABSTAIN:

None

Commissioner Tait joined the meeting at 8:05 a.m.

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 five ayes, the following Resolution was adopted:

## **RESOLUTION 120-23**

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

**AYES:** 

Mr. Schooley

ABSENT:

None

Mr. Spearman

Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Authorizing the issuance of County Guaranteed Loan Revenue Bonds

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

## RESOLUTION 121-23

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE ISSUANCE AND SALE OF UP TO \$3,250,000 AGGREGATE PRINCIPAL AMOUNT OF THE AUTHORITY'S SPECIAL, LIMITED OBLIGATION COUNTY GUARANTEED REVENUE BONDS (HOME PORT ALLIANCE PROJECT), SERIES 2023; MAKING CERTAIN DETERMINATIONS AND APPROVALS WITH RESPECT TO SAID BONDS; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Authorizing the issuance and sale of up to \$3,250,000 aggregate principal amount of the Authority's special limited obligation County Guaranteed Revenue Bonds (Home Port Alliance Project)

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

## **RESOLUTION 122-23**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE ISSUANCE AND SALE OF UP TO \$16,000,000 AGGREGATE PRINCIPAL AMOUNT OF THE AUTHORITY'S LEASE REVENUE REFUNDING BONDS (ROWAN UNIVERSITY SCHOOL OF OSTEOPATHIC MEDICINE PROJECT), IN ONE OR MORE SERIES, ON A TAXABLE OR TAX-EXEMPT BASIS; MAKING CERTAIN DETERMINATIONS AND APPROVALS WITH RESPECT TO SAID BONDS; AND AUTHORIZING CERTAIN ACTIONS

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman

Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Authorizing the issuance and sale of up to \$16,000,000 aggregate principal amount of the Authority's Lease Revenue Refunding Bonds (Rowan University School of Osteopathic Medicine Project)

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

## **RESOLUTION 123-23**

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 CAPTAL PROGRAM), SERIES 2023 OF THE AUTHORITY, AUTHORIZING CERTAIN ACTIONS, APPROVING CERTAIN DOCUMENTS AND DETERMINING OTHER MATTERS IN CONNECTION WITH THE ISSUANCE AND SALE OF THE SERIES **2023 BONDS** 

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

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

## **RESOLUTION 124-23**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY INTRODUCING 2024 OPERATING AND CAPITAL BUDGETS FISCAL YEAR: FROM JANUARY 1, 2024, TO DECEMBER 31, 2024

AYES: Mr. Schooley ABSENT: None

Mr. Spearman Mr. Stevenson Mr. Tait

Chairman Rohrer

NAYES: None ABSTAIN: None

Introducing the Annual Operating and Capital Budget of the Authority for the fiscal year beginning January 1, 2024 and ending December 31, 2024

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

#### **RESOLUTION 125-23**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING A FORM OF SHARED SERVICES AGREEMENT TO BE ENTERED INTO WITH PARTICIPATING MUNICIPALITIES FOR A PROPERTY REGISTRATION PROGRAM (HERA PROPERTY REGISTRY, LLC)

AYES: Mr. Schooley ABSENT: None

Mr. Spearman Mr. Stevenson Mr. Tait

Chairman Rohrer

NAYES: None ABSTAIN: None

Approving a Shared Services Agreement to be utilized by the Authority and HERA Property Registry, LLC to provide Property Registration Program Services to participating Municipalities who wish to participate in this program.

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

### **RESOLUTION 126-23**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING NEGOTIATION OF AN AGREEMENT OF SALE FOR BLOCK 54, LOT 3.01 (52 OHIO AVENUE) IN THE BOROUGH OF CLEMENTON AND FURTHER AUTHORIZING THE TAKING OF ANY AND ALL ACTION TO COMPLETE THE TRANSFER OF THE PROPERTY IN ACCORDANCE WITH THE TERMS OF A NEGOTIATED AGREEMENT OF SALE INCLUDING THE PREPARATION AND EXECUTION OF ALL CLOSING DOCUMENTS

AYES: Mr. Schooley ABSENT: None

Mr. Spearman Mr. Stevenson Mr. Tait

Chairman Rohrer

NAYES: None ABSTAIN: None

Authorizing the entering into of negotiations with Stephen Rizzo for the sale of Block 54, Lot 3.01 (152 Ohio Avenue) in the Borough of Clementon

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

#### **RESOLUTION 127-23**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE ACCEPTANCE OF A DEED FROM THE COUNTY OF CAMDEN FOR BLOCK 54, LOT 3.01 (152 OHIO AVENUE) IN THE BOROUGH OF CLEMENTON

AYES: Mr. Schooley ABSENT: None

Mr. Spearman Mr. Stevenson Mr. Tait

Chairman Rohrer

NAYES: None ABSTAIN: None

Authorizing the acceptance of the Deed from the County of Camden for Block 54, Lot 3.01 (152 Ohio Avenue) in the Borough of Clementon

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

## **RESOLUTION 128-23**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING A CONTRACT FOR A DESIGN FIRM FOR THE HADDONFIELD POLICE PROJECT

AYES: Mr. Schooley ABSENT: None

Mr. Spearman Mr. Stevenson Mr. Tait

Chairman Rohrer

NAYES: None ABSTAIN: None

Approving a contract with Spiezle for Design Engineering Services for the Haddonfield Police Complex Project in an amount of \$353,020.00

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 129-23

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING AN ENGINEERING FIRM FOR THE GLOUCESTER TOWNSHIP BOARD OF EDUCATION PROJECT

AYES: Mr. Schooley ABSENT: None

Mr. Stevenson Mr. Tait

Chairman Rohrer

NAYES: None ABSTAIN: Mr. Spearman

Approving Environmental Resolutions, Inc. to provide Engineering Services for the demolition of Blenheim School Project in an amount of \$19,275.00.

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

## **RESOLUTION 130-23**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING DESIGN SERVICES FOR THE CCIA PARKING CENTER AT COOPER HOSPITAL

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN: None

Awarding a contract to Spiezle for Design Engineering Services for the Cooper Garage Project

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

## **RESOLUTION 131-23**

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

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman\* Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Mr. Spearman to abstain on Brent W. Lee, LLC and Environmental

Resolutions, Inc.

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

#### WALK ON RESOLUTON

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

# **RESOLUTION 132-23**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AMENDING THE PARKING LEASE WITH COOPER HOSPITAL/ROWAN UNIVERSITY

AYES:

Mr. Schooley

ABSENT:

None

AIES.

Mr. Spearman

Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Amending the parking lease with Cooper Hospital/Rowan University

Chairman Rohrer opened the floor to the public at 8:45 a.m. Since there was no discussion from the public, a motion was made by Mr. Tait, seconded by Mr. Stevenson, with five ayes to adjourn the meeting at 8:52 a.m.

Respectfully Submitted,

Maryanne Manning Board Secretary