

CAMDEN COUNTY IMPROVEMENT AUTHORITY
BOARD MEETING
April 9, 2015

The meeting of the Camden County Improvement Authority was held on April 9, 2015 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:

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

ALSO PRESENT: Mr. James Blanda, Executive Director
Mr. David Patterson, Solicitor
Freeholder Director Louis Cappelli
Mr. James Lex, Chief Operating Officer
Mr. David McCollum, Chief Financial Officer
Mr. Michael Hagarty, Director of Project Mgt.
Mr. Patrick Shuttleworth, Director of Administration
Mr. Gino Lewis, Director of Community Development
Mr. Gary Kanalstein, Project Manager
Mr. Ralph Condo, Financial & Operational Analyst
Ms. Holly Cass, Deputy County Administrator
Mr. Jeffrey Winitsky, Esq. Parker McCay

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 #168-13 dated December 9, 2013. 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 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 period time. Therefore, the minutes may be approved as submitted.

Motion was made by **Mr. Spearman**, seconded by **Mr. Schooley**, with five ayes to approve the minutes from the March 12, 2015 Board Meeting:

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

NAYS:	None	ABSTAIN:	None
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Motion was made by **Mr. Spearman**, seconded by **Mr. Stevenson**, with five ayes to approve the closed session minutes from the March 12, 2015 Board Meeting:

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

NAYS:	None	ABSTAIN:	None
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Mr. Blanda presented his Executive Director's Report. A copy is on file at the Authority's office

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

RESOLUTION 73-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AWARDING A CONTRACT FOR ARCHITECTURAL DESIGN SERVICES ON A
DEVELOPMENT PROJECT FOR THE PARKING AUTHORITY IN 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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Approving an award of contract to Tim Haas & Associates for the purpose of providing Architectural Design Services for the City of Camden Parking Authority Parking Center (The Authority is Project Manager)

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

RESOLUTION 74-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AWARDING A CONTRACT FOR ENVIRONMENTAL ENGINEERING SERVICES
ON A DEVELOPMENT PROJECT FOR THE PARKING AUTHORITY IN 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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Approving the award of contract to Penmoni Associates for the purpose of providing Environmental Engineering Services for the City of Camden Parking Authority Parking Center (The Authority is Project Manager)

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

RESOLUTION 75-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING AN EXTENSION OF CONTRACT WITH ADP PAYROLL SERVICES
FOR TIME MANAGEMENT SYSTEM

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson	ABSENT:	None
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NAYES:	None	ABSTAIN:	None
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Approving an extension of the contract with ADP EZ Labor Payroll Services for an additional twelve month time period pursuant to same cost amount, terms and conditions

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

RESOLUTION 76-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AMENDING THE PREVIOUSLY APPROVED 2015 AUTHORITY OPERATING
BUDGET

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 amendment to the annual budget for the fiscal year January 1, 2015 and ending December 31, 2015 including a 5% Budget allocation to the County of Camden and Authority employee pension cost increase

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

RESOLUTION 77-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING A MEMORANDUM OF UNDERSTANDING WITH THE TOWNSHIP OF WATERFORD TO PROVIDE ECONOMIC DEVELOPMENT CONSULTING SERVICES FOT THE HAINES BOULEVARD REDEVELOPMENT AREA

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

ABSENT: None

NAYES: None

ABSTAIN: None

Approving a Memorandum of Understanding with the Township of Waterford to provide Economic Development Consulting Services for the Township for the Haines Boulevard Redevelopment Area

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 78-15

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: None

NAYES: None

ABSTAIN: Mr. Schooley
Ms. Rohrer on Brinkerhoff

Approving a list of Architectural and Engineering Firms approved by the County of Camden to provide professional services to the Authority

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

RESOLUTION 79-15

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

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

ABSENT: None

NAYS: None

ABSTAIN: Ms. Rohrer on Cooper
Medical School of
Rowan University

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

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

RESOLUTION 80-15

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

AYES: Ms. Rohrer
Mr. Schooley
Mr. Spearman
Mr. Stevenson

ABSENT: None

NAYS: None

ABSTAIN: None

The Commissioners entered into closed session at 8:35 a.m. to discuss negotiations and finalizing agreements for the purchase of Campbell's Field; Crossroads Redevelopment Project; Clementon Redevelopment project; lease agreement with Delaware River Ferry Company in regards to Wiggins Waterfront Park; awarding a contract for Geotechnical Engineering Services for the Parking Authority and potential new hires to the Authority.

Upon motion by **Mr. Schooley**, seconded by **Mr. Spearman**, the Board returned to Open Session at 9:40 a.m.

At this time six (6) walk on Resolutions were introduced

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

RESOLUTION 81-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE NEW JERSEY LOCAL FINANCE BOARD PURSUANT TO N.J.S.A. 40:A5A-6

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	None
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NAYS:	None	ABSTAIN:	None
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Authorizing the submission of County Guaranteed Revenue Bonds, Series 2015 for the Baseball Stadium Project (Campbell's Field)

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

RESOLUTION 82-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY DECLAIRING ITS OFFICIAL INTENT TO REIMBURSE EXPENDITURES FOR PROJECT COSTS RELATED TO THE ACQUISITION OF AND THE UNDERTAKING OF IMPROVEMENTS AND RENOVATIONS TO CAMPBELL'S FIELD FROM THE PROCEEDS OF TAX-EXEPMT DEBT OBLIGATIONS

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	None
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NAYS:	None	ABSTAIN:	None
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Campbell's Field Acquisition

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

RESOLUTION 83-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING AND APPROVING THE ACQUISITION OF AND THE UNDERTAKING AND COMPLETION OF RENOVATIONS AND IMPROVEMENTS TO THE BASEBALL STADIUM KNOWN AS CAMPBELL'S FIELD IN THE CITY OF CAMDEN; AUTHORIZING AND APPROVING THE RESTRUCTURING OF ANY AND ALL INDEBTEDNESS ASSOCIATED WITH CAMPBELL'S FIELD; AUTHORIZING AND APPROVING THE EXECUTION AND DELIVERY BY THE AUTHORITY OF ALL NECESSARY AGREEMENTS, CONTRACTS, CERTIFICATES, INSTRUMENTS AND OTHER NECESSARY MATERIALS WITH RESPECT TO THE ACQUISITION OF CAMPBELL'S FIELD AND THE RESTRUCTURING OF THE ASSOCIATED INDEBTEDNESS; AND AUTHORIZING OTHER NECESSARY ACTIONS IN CONNECTION THEREWITH

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	None
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NAYS:	None	ABSTAIN:	None
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Campbell's Field Acquisition

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

RESOLUTION 84-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING, APPROVING, RATIFYING AND CONFIRMING THE EXECUTION AND DELIVERY OF A LETTER OF INTENT, AGREEMENT OF SALE AND REDEVELOPMENT AGREEMENT WITH RENAISSANCE PARTNERS, LLC IN CONNECTION WITH THE CROSSROADS REDEVELOPMENT PROJECT; AND AUTHORIZING OTHER NECESSARY ACTIONS IN CONNECTION THEREWITH

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	None
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NAYS:	None	ABSTAIN:	None
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Authorizing the execution and delivery of a letter of intent, agreement of sale and redevelopment agreement with Renaissance Partners, LLC in connection with the Crossroads Redevelopment Project

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

RESOLUTION 85-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APROVING A LEASE AGREEMENT BETWEEN THE AUTHORITY AND THE DELAWARE RIVER FERRY COMPANY, LLC

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	None
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NAYS:	None	ABSTAIN:	None
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Approving lease agreement between the Authority and the Delaware River Ferry Company, LLC with regards to Wiggins Waterfront Park

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

RESOLUTION 86-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AWARDING A CONTRACT FOR GEOTECHNICAL ENGINEERING SERVICES ON
A DEVELOPMENT PROJECT FOR THE PARKING AUTHORITY IN THE CITY OF
CAMDEN

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

NAYS:	None	ABSTAIN:	None
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Authorizing the award of contract to PSX, Inc. for the purpose of providing Geotechnical Engineering Services for the city of Camden Parking Authority Parking Center

Chairman Hosey opened the floor to the public. Since there was no discussion from the public, a motion was made by **Ms. Rohrer** seconded by **Chairman Hosey** with five ayes, to adjourn the meeting at 9:50 a.m.

Respectfully Submitted,



Maryanne Manning
Recording Secretary