

CAMDEN COUNTY IMPROVEMENT AUTHORITY
BOARD MEETING
August 13, 2015

The meeting of the Camden County Improvement Authority was held on August 13, 2015 at the offices of the Authority, 2220 Voorhees Town Center, Voorhees New Jersey at 8:00 a.m. Commissioner Schooley presided over the meeting and Maryanne Manning recorded the minutes thereof:

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

ALSO PRESENT: Mr. James Blanda, Executive Director
Mr. David Patterson, Solicitor
Mr. James Lex, Chief Operating Officer
Mr. Patrick Shuttleworth, Director of Administration
Mr. David McCollum, Chief Financial Officer
Mr. Gino Lewis, Director of Community Development
Mr. Ralph Condo, Financial & Operational Analyst
Ms. Tracy Wilson, 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 #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 July 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. Stevenson**, seconded by **Mr. Spearman**, with three ayes, to approve the minutes from the July 9, 2015 Board Meeting:

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson	ABSENT:	Chairman Hosey Ms. Rohrer
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NAYS:	None	ABSTAIN:	None
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Motion was made by **Mr. Spearman**, seconded by **Mr. Stevenson**, with three ayes, to approve the closed session minutes from the July 9, 2015 Board Meeting:

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson	ABSENT:	Chairman Hosey Ms. Rohrer
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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 three ayes, the following Resolution was adopted:

RESOLUTION 133-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING AND APPROVING THE COMPLETION OF THE SALE OF LIBERTY PARK TOWNHOMES MULTIFAMILY HOUSING PROJECT IN THE CITY OF CAMDEN; AUTHORIZING AND APPROVING THE PREPAYMENT AND REDEMPTION OF ITS MULTIFAMILY HOUSING REVENUE BONDS (LIBERTY PARK TOWNHOMES PROJECT), SERIES 2003 A-1 AND MULTIFAMILY HOUSING REVENUE BONDS (LIBERTY PARK TOWNHOMES PROJECT), SERIES 2003 A-2; AUTHORIZING AND APPROVING THE EXECUTION AND DELIVERY OF ANY AGREEMENTS, DOCUMENTS, CERTIFICATES REQUIRED TO EFFECTUATE THE PREPAYMENT AND REDEMPTION OF SAID BONDS AND THE SALE OF THE PROJECT; AND AUTHORIZING OTHER NECESSARY ACTIONS IN CONNECTION THEREWITH

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson	ABSENT:	Chairman Hosey Ms. Rohrer
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NAYES:	None	ABSTAIN:	None
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After review and discussion and upon motion by **Mr. Schooley**, seconded by **Mr. Spearman**, with three ayes, the following Resolution was adopted:

RESOLUTION 134-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING AN AMENDMENT TO AN AWARD OF CONTRACT FOR
ENGINEERING SERVICES TO BE PROVIDED BY T&M ASSOCIATES FOR THE
ROWAN-RUTGERS JOINT BOARD PROJECT IN THE CITY OF CAMDEN

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson	ABSENT:	Chairman Hosey Ms. Rohrer
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NAYES:	None	ABSTAIN:	None
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Authorizing an amendment to the contract with T&M Associates to include providing of demolition specifications for Rowan-Rutgers Joint Board Project in the City of Camden

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

RESOLUTION 135-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING A MEMORANDUM OF UNDERSTANDING WITH THE BOROUGH
OF BARRINGTON TO PROVIDE PRE-DEVELOPMENT SERVICES REGARDING
A POTENTIAL MUNICIPAL PROJECT

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson	ABSENT:	Chairman Hosey Ms. Rohrer
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NAYES:	None	ABSTAIN:	None
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Approving a Memorandum of Understanding with the Borough of Barrington for the Authority to provide Project Development Consulting Services to the Borough for a Potential Municipal Project

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

RESOLUTION 136-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING A MEMORANDUM OF UNDERSTANDING WITH RUTGERS UNIVERSITY TO PROVIDE PROJECT DEVELOPMENT SERVICES FOR THE NEW BUSINESS SCHOOL

AYES: Mr. Schooley
Mr. Spearman
Mr. Stevenson

ABSENT: Chairman Hosey
Ms. Rohrer

ABSTAIN: None

NAYES: None

Approving a Memorandum of Understanding with Rutgers University for the Authority to provide Project Development Services to Rutgers University of its new Business School

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

RESOLUTION 137-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING A SHARED SERVICES AGREEMENT WITH THE COUNTY OF CAMDEN FOR GRANT WRITING SERVICES AND OTHER PROFESSIONAL SERVICES THROUGH A CONTRACT WITH MILLENNIUM STRATEGIES LLC

AYES: Mr. Schooley
Mr. Spearman
Mr. Stevenson

ABSENT: Chairman Hosey
Ms. Rohrer

NAYES: None

ABSTAIN: None

Approving a Shared Services Agreement between the County of Camden and the Authority for Grant Writing and other professional services with Millennium Strategies, LLC

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

RESOLUTION 138-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING A CONTRACT WITH WALKER & ASSOCIATES FOR
ENGINEERING SERVICES AT THE CCIA PARKING CENTER IN CAMDEN CITY

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson	ABSENT:	Chairman Hosey Ms. Rohrer
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NAYES:	None	ABSTAIN:	None
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Approving Walker & Associates to provide Engineering Construction Services at the CCIA Parking Center in the City of Camden. Walker & Associates is a pre-qualified Engineering firm selected to provide these services.

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

RESOLUTION 139-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING A CONTRACT WITH PERFORMANCE MARKETING FOR
MARKETING SERVICES FOR ADVANCEMENT OF AUTHORITY OPERATIONS
AND SERVICES

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson	ABSENT:	Chairman Hosey Ms. Rohrer
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NAYES:	None	ABSTAIN:	None
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Authorizing an award of contract with Performance Marketing for marketing services for advancement of Authority operations and services

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

RESOLUTION 140-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING A RENEWAL CONTRACT WITH E-SAFETY MATTERS, INC.
FOR WEB BASED EMPLOYMENT TRAINING SERVICES

AYES: Mr. Schooley
Mr. Spearman
Mr. Stevenson

ABSENT: Chairman Hosey
Ms. Rohrer

NAYS: None

ABSTAIN: None

Authorizing a renewal contract with E-Safety Matters, Inc, for web based employment training services

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

RESOLUTION 141-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING AN AWARD OF CONTRACT FOR APPRAISAL SERVICES
REGARDING THE ROWAN-RUTGERS JOINT BOARD PROJECT

AYES: Mr. Schooley
Mr. Spearman
Mr. Stevenson

ABSENT: Chairman Hosey
Ms. Rohrer

NAYS: None

ABSTAIN: None

Appointing Steve Bartlett to provide Appraisal Services to the Authority related to the Rowan-Rutgers Joint Board Project

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

RESOLUTION 142-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING AN ADJUSTMENT TO THE BID THRESHOLD PURSUANT TO
N.J.S.A. 40A:11-3(c)

AYES: Mr. Schooley
Mr. Spearman
Mr. Stevenson

ABSENT: Chairman Hosey
Ms. Rohrer

NAYS: None

ABSTAIN: None

Adjusting the bid threshold for awarding public contracts to \$40,000 pursuant to N.J.S.A. 40A:11-9(b) for all jurisdictions with a Qualified Purchasing Agent

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

RESOLUTION 143-15

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

AYES: Mr. Schooley
Mr. Spearman
Mr. Stevenson

ABSENT: Chairman Hosey
Ms. Rohrer

NAYS: None

ABSTAIN: Mr. Schooley on
Kelco Electric

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

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

RESOLUTION 144-15

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

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson	ABSENT:	Chairman Hosey Ms. Rohrer
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NAYS:	None	ABSTAIN:	None
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The Commissioners entered into closed session at 8:47 a.m. to discuss personnel matters, contract issues (Crossroads and Clementon) and Campbell's Field

Upon motion by Mr. Spearman, seconded by Mr. Stevenson, the Board returned to Open Session at 9:28 a.m.

At this time a walk on Resolution was introduced

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

RESOLUTION 145-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING A SECOND AMENDMENT TO A PARKING MANAGEMENT
AGREEMENT WITH CENTRAL PARKING SYSTEMS OF NEW JERSEY, LLC

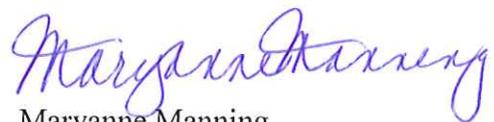
AYES:	Mr.Schooley Mr. Spearman Mr. Stevenson	ABSENT:	Chairman Hosey Ms. Rohrer
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NAYS:	None	ABSTAIN:	None
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Approving a second amendment to the Parking Management Agreement with Central Parking Systems of New Jersey, LLC to manage a parking lot at 5th and Martin Luther King Boulevard in the City of Camden

Commissioner Schooley opened the floor to the public. Since there was no discussion from the public, a motion was made by **Mr. Stevenson**, seconded by **Mr. Spearman**, with three ayes, to adjourn the meeting at 9:30 a.m.

Respectfully Submitted,



Maryanne Manning
Recording Secretary