CAMDEN COUNTY IMPROVEMENT AUTHORITY
BOARD MEETING
April 14, 2016

The meeting of the Camden County Improvement Authority was held on April 14, 2016 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. Schooley
Mr. Spearman
Mr. Stevenson
Chairman Hosey

ABSENT: None

ALSO PRESENT: Mr. James Blanda, Executive Director
Mr. David Patterson, Solicitor
Mr. James Lex, Chief Operating Officer
Mr. David McCollum, Chief Financial Officer
Mr. Gino Lewis, Director of Community Development
Mr. Ralph Condo, Financial & Operational Analyst
Mr. Harry Collins, Senior Project Manager
Mr. Robert Harris, Program Manager
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 #187-15 dated December 10, 2015. 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.

At this time Mr. David Patterson, Solicitor to the Authority, read the Oath of Office for reappointing Mr. Joseph P. Schooley for an additional five (5) years as Commissioner to the Authority

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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 **Mr. Schooley,** seconded by **Mr. Stevenson** with five ayes to approve the minutes from the March 10, 2016 Board Meeting:

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

Motion was made by **Mr. Schooley,** seconded by **Mr. Spearman,** with five ayes to approve the closed session minutes from the March 10, 2016 Board Meeting:

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

Mr. Blanda presented his Executive Director's Report. A copy is on file at the Authority's office

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

RESOLUTION 74-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE ISSUANCE OF AUTHORITY REVENUE BONDS FOR THE WATERFORD TOWNSHIP PUBLIC SAFETY FACILITY

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

Issuance of up to $3,750,000 aggregate principal amount of Township General Obligation Loan Revenue Bonds (Waterford Township Public Safety Building Project), Series 2016 in one or more tax-exempt series

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

RESOLUTION 75-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY CONFIRMING THE FINDINGS OF THE NEW JERSEY LOCAL FINANCE BOARD (COUNTY GUARANTEED REVENUE BONDS)

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

County Guaranteed Loan Revenue Refunding Bonds, Series of 2015 in an aggregate principal amount not to exceed $29,000,000

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

RESOLUTION 76-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITYAPPOINTING A PRINTER FOR THE ISSUANCE OF THE AUTHORITY REVENUE BONDS FOR THE WATERFORD TOWNSHIP PUBLIC SAFETY FACILITY, SERIES 2016

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

Appointing Bowman & Company as Printer for the issuance of the Authority Revenue Bonds for the Waterford Township Public Safety Facility, Series 2016

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

RESOLUTION 77-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPOINTING A FINANCIAL ADVISOR FOR THE ISSUANCE OF THE AUTHORITY REVENUE BONDS FOR THE WATERFORD TOWNSHIP PUBLIC SAFETY FACILITY, SERIES 2016

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

Appointing Acacia Financial Advisors, LLC as Financial Advisor for the issuance of the Authority Revenue Bonds for the Waterford Township Public Safety Facility, Series 2016

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

RESOLUTION 78-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPOINTING A TRUSTEE FOR THE ISSUANCE OF THE AUTHORITY REVENUE BONDS FOR THE WATERFORD TOWNSHIP PUBLIC SAFETY FACILITY, SERIES 2016

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

Appointing TD Bank as Trustee for the issuance of the Authority Revenue Bonds for the Waterford Township Public Safety Facility, Series 2016

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

RESOLUTION 79-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING SHARED SERVICES AGREEMENT WITH THE CITY OF GLOUCESTER

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

Approving a Shared Services Agreement between the Authority and the City of Gloucester for the Authority to assume management of the City of Gloucester's RCAs and management of its New Jersey Small Cities Funding Program

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

RESOLUTION 80-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING THE CROSSROADS REDEVELOPMENT PROJECT SUPPORT AGREEMENT BY AND BETWEEN COUNTY OF CAMDEN AND THE CAMDEN COUNTY IMPROVEMENT AUTHORITY

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

Approving the Crossroads Redevelopment Project Support Agreement between the County of Camden and the Authority

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

RESOLUTION 81-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY ESTABLISHING APPLICATION PROCESS, FEES, AND STADIUM AND FACILITY USAGE AGREEMENT FOR USE OF THE CAMDEN BASEBALL STADIUM

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

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

RESOLUTION 82-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AWARDING APPRAISAL CONTRACT TO RENWICK AND ASSOCIATES ON THE BROADWAY DEMOLITION PROJECT FOR THE JOINT BOARD PROJECT

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

Awarding a contract to Renwick and Associates for Appraisal services for the Demolition Project on Broadway in the City of Camden for the Joint Board Project.

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

RESOLUTION 83-16

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

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

Approving the County pre-approved pool of Architects and Engineers to be utilized by the Authority to provide services on an as-needed basis for the year 2016

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

RESOLUTION 84-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AWARDING COMPETITIVE CONTRACT TO COMMUNITY CHAMPIONS CORPORATION FOR A PROPERTY REGISTRATION PROGRAM

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

Awarding Competitive Contract to Community Champions Corporation for a Property Registration Program to assist Municipalities in identifying and registering properties in foreclosure or abandoned properties

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

RESOLUTION 85-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY ACKNOWLEDGING THE FILING OF A BUSINESS DISCLOSURE CERTIFICATION BY S.J. TURF FOR THE FIELD MAINTENANCE CONTRACT AT THE BASEBALL STADIUM

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

Acknowledging the filing of a Business Disclosure Entity Certification for SJ Turf to perform field maintenance services at the Baseball Stadium exceeding $17,500.00

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

RESOLUTION 86-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AMENDING A CONTRACT WITH T&M ASSOCIATES FOR ADDITIONAL SURVEY SERVICES AND ASBESTOS MONITORING ON THE BROADWAY DEMOLITION PROJECT FOR THE JOINT BOARD PROJECT

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

Approving an amended contract with T&M Associates for additional Survey Services and Asbestos Monitoring Services on the Broadway Demolition Project for the Joint Board Project

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

RESOLUTION 87-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY CONFIRMING THE AUTHORIZATION OF THE USE OF COMPETITIVE CONTRACTING FOR THE PROCUREMENT OF PROPRIETARY COMPUTER SOFTWARE AND MANAGEMENT SYSTEM PURSUANT TO N.J.S.A. 40A:11-4.1(a)

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

Authorizing the use of Competitive Contracting to obtain Request for Proposals for a Proprietary Computer Software and Management System pursuant to N.J.S.A. 40A:11-4.1(a)

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

RESOLUTION 88-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AMENDING THE 2016 APPROVED BUDGET

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

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

RESOLUTION 89-16

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; **Chairman Hosey** on Northeast, Meridian and Hi-Nella

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

At this time there were two (2) walk-on Resolutions

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

RESOLUTION 91-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY WITH RESPECT TO THE DELEGATION OF THE POWER TO SELL AND TO AWARD TOWNSHIP GENERAL OBLIGATION LOAN REVENUE BONDS (WATERFORD TOWNSHIP PUBLIC SAFETY BUILDING PROJECT), SERIES 2016 OF THE AUTHORITY, AUTHORIZING CERTAIN ACTIONS, APPROVING CERTAIN DOCUMENTS AND DETERMINING OTHER MATTERS IN CONNECTION WITH THE ISSUANCE AND SALE OF THE BONDS

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

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

RESOLUTION 92-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING AGREEMENT OF SALE BETWEEN THE AUTHORITY AND M&T AT BLACKWOOD, LLC

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

Approving the Agreement of Sale with M&T at Blackwood, LLC for the sale of property to become known as Block 12302, Lot 1.03 on the Tax Map of the Township of Gloucester

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

RESOLUTION 90-16

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

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

The Commissioners went into closed session at 9:24 a.m. to discuss an employee personnel matter, CCIA budget, Cooper Medical School construction claim litigation, baseball stadium and contracts

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*A motion was made by **Mr. Stevenson,** seconded by **Mr. Spearman** to return to Open Session at 10:28 a.m.*

After review and discussion, and upon motion by **Mr. Spearman,** seconded by **Mr. Schooley,** with five ayes, Resolution #81-16 was removed from the table and placed back on the agenda

After review and discussion and upon motion by **Mr. Schooley,** seconded by **Mr. Spearman**, with five ayes Resolution #81-16 was adopted:

RESOLUTION 81-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY FORMING A SUBCOMMITTEE TO ESTABLISH APPLICATION PROCESS, FEE SCHEDULE AND STADIUM USAGE AGREEMENT FOR THE CAMDEN BASEBALL STADIUM

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

Approving the forming of a subcommittee to establish an application process, fee schedule and stadium usage agreement for the Camden Baseball Stadium

After review and discussion, and upon motion by **Mr. Spearman,** seconded by **Mr. Stevenson,** with five ayes, Resolution #88-16 was removed from the table and placed back on the agenda

After review and discussion and upon motion by **Mr. Spearman,** seconded by **Mr. Stevenson,** with five ayes Resolution #88-16 was adopted:

RESOLUTION 88-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AMENDING THE 2016 APPROVED BUDGET CONDITIONED ON RECEIPT OF APPROVAL LETTER FROM THE DIVISION OF LOCAL GOVERNMENT SERVICES

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

Approving the Authority's 2016 budget conditioned on receipt of approval letter from the Division of Local Government Services

Chairman Hosey opened the floor to the public. Since there was no discussion from the public, a motion was made by **Mr. Schooley,** seconded by **Mr. Spearman** with five ayes, to adjourn the meeting at 10:40 a.m.

Respectfully Submitted,

Maryanne Manning
Recording Secretary