

CAMDEN COUNTY IMPROVEMENT AUTHORITY
BOARD MEETING
February 19, 2015

The meeting of the Camden County Improvement Authority was held on February 19, 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:

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

PRESENT: Ms. Rohrer
Mr. Spearman
Mr. Stevenson
Chairman Hosey

ABSENT: Mr. Schooley

ALSO PRESENT: Mr. James Blanda, Executive Director
Mr. David Patterson, Solicitor
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. Ralph Condo, Financial & Operational Analyst
Mr. Harry Collins, Senior Project Manager
Mr. Richard Hunt, Esq. Parker McCay, P.A.(arrived at 8:30 a.m.
for closed session litigation matter)

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, 2014. 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 January 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 **Ms. Rohrer**, seconded by **Mr. Stevenson**, with four ayes to approve the minutes from the January 15, 2015 Board Meeting:

AYES:	Ms. Rohrer Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Schooley
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NAYS:	None	ABSTAIN:	None
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Motion was made by **Mr. Spearman**, seconded by **Mr. Stevenson**, with four ayes to approve the closed session minutes from the January 15, 2015 Board Meeting:

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

RESOLUTION 18-15

SIXTEENTH SUPPLEMENTAL RESOLUTION TO A BOND RESOLUTION ADOPTED ON MAY 14, 1992, AS AMENDED AND RESTATED AS OF JULY 9, 1992 AND JULY 15, 1999 AND AS FURTHER AMENDED, RESTATED AND SUPPLEMENTED ON JULY 15, 1999, JUNE 23, 2000, MAY 10, 2001, OCTOBER 10, 2002, AUGUST 14, 2003, AUGUST 12, 2004, OCTOBER 20, 2005, OCTOBER 12, 2006, SEPTEMBER 20, 2007, FEBRUARY 19, 2009, JULY 15, 2010, JULY 14, 2011, JULY 12, 2012, AND JUNE 13, 2013; AUTHORIZING THE ISSUANCE OF ADDITIONAL BONDS UNDER SAID AMENDED AND RESTATED BOND RESOLUTION; FURTHER AMENDING, SUPPLEMENTING AND CLARIFYING CERTAIN

PROVISIONS OF SAID AMENDED AND RESTATED BOND RESOLUTION; AND
TAKING RELATED ACTIONS

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

ABSENT: Mr. Schooley

NAYES: None

ABSTAIN: None

*Authorizing the issuance of not-to-exceed \$14,740,000 aggregate principal amount of
County Guaranteed Lease Revenue Refunding Bonds, Series A 2015*

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

RESOLUTION 19-15

THIRD SUPPLEMENTAL RESOLUTION TO A BOND RESOLUTION ADOPTED ON JUNE 13, 2002, AS AMENDED AND SUPPLEMENTED BY A FIRST SUPPLEMENTAL RESOLUTION ADOPTED ON MARCH 9, 2006 AND A SECOND SUPPLEMENTAL RESOLUTION ADOPTED ON JULY 14, 2011; AUTHORIZING THE ISSUANCE OF REFUNDING BONDS UNDER SAID BOND RESOLUTION; AMENDING, SUPPLEMENTING AND CLARIFYING CERTAIN PROVISIONS OF SAID BOND RESOLUTION; AND TAKING RELATED ACTIONS.

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

ABSENT: Mr. Schooley

NAYES: None

ABSTAIN: None

*Authorizing the issuance of not-to-exceed \$16,735,000 aggregate principal amount of
County Guaranteed Lease Revenue Refunding Bonds (Camden County College Project),
Series 2015*

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

RESOLUTION 20-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPOINTING CHAIRPERSON FOR THE AUTHORITY

AYES:	Ms. Rohrer Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Schooley
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NAYES:	None	ABSTAIN:	None
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Mr. Hosey was approved as Chairperson of the Authority until Reorganization 2016

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

RESOLUTION 21-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPOINTING VICE CHAIRPERSON OF THE AUTHORITY

AYES:	Ms. Rohrer Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Schooley
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NAYES:	None	ABSTAIN:	None
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Ms. Rohrer was approved as Vice Chairperson of the Authority until Reorganization 2016

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

RESOLUTION 22-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPOINTING SECRETARY OF THE AUTHORITY

AYES:	Ms. Rohrer Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Schooley
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NAYES:	None	ABSTAIN:	None
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Mr. Blanda was approved as Secretary of the Authority until Reorganization 2016

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

RESOLUTION 23-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPOINTING ASSISTANT SECRETARY FOR THE AUTHORITY

AYES:	Ms. Rohrer Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Schooley
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NAYES:	None	ABSTAIN:	None
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Mr. Lex was approved as Assistant Secretary for the Authority until Reorganization 2016

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

RESOLUTION 24-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPOINTING RECORDING SECRETARY FOR THE AUTHORITY

AYES:	Ms. Rohrer Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Schooley
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NAYES:	None	ABSTAIN:	None
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*Ms. Manning was approved as Recording Secretary for the Authority until
Reorganization 2016*

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

RESOLUTION 25-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPOINTING TREASURER FOR THE AUTHORITY

AYES:	Ms. Rohrer Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Schooley
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NAYS:	None	ABSTAIN:	None
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Mr. McCollum was approved as Treasurer for the Authority until Reorganization 2016

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

RESOLUTION 26-15

RESOLUTION OF THE CAMDEN COUNTY APPOINTING SIGNATORIES AND COUNTERSIGNATORIES

AYES:	Ms. Rohrer Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Schooley
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NAYS:	None	ABSTAIN:	None
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Mr. Blanda, Chairman Hosey, Mr. McCollum are designated as Signatories on any and all accounts of the Authority; Ms. Rohrer, Mr. Schooley, Mr. Spearman and Mr. Stevenson are designated as Counter-Signatories for all such accounts until Reorganization 2016

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

RESOLUTION 27-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPOINTING THE SAFETY COORDINATOR FOR THE AUTHORITY

AYES:	Ms. Rohrer Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Schooley
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NAYES:	None	ABSTAIN:	None
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Mr. Carney was appointed Safety Coordinator for the Authority until Reorganization 2016

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

RESOLUTION 28-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPOINTING A PUBLIC AGENCY COMPLIANCE OFFICER FOR THE
AUTHORITY

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

ABSENT: Mr. Schooley

NAYES: None

ABSTAIN: None

*Mr. Bond was approved as Public Agency Compliance Officer of the Authority until
Reorganization 2016*

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

RESOLUTION 29-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
DESIGNATING DEPOSITORIES FOR AUTHORITY FUNDS

AYES: Mr. Spearman
Mr. Stevenson
Chairman Hosey

ABSENT: Mr. Schooley

NAYES: None

ABSTAIN: Ms. Rohrer

TD Bank, and 1st Colonial Community Bank

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

RESOLUTION 30-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
DESIGNATING OFFICIAL NEWSPAPERS FOR THE AUTHORITY

AYES:	Ms. Rohrer Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Schooley
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NAYS:	None	ABSTAIN:	None
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Courier Post, Cherry Hill, NJ and South Jersey Times, Woodbury, NJ

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

RESOLUTION 31-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
ADOPTING A CASH MANAGEMENT PLAN FOR THE CAMDEN COUNTY
IMPROVEMENT AUTHORITY FOR THE PERIOD FEBRUARY 1, 2015 TO
REORGANIZATION 2016 PURSUANT TO N.J.S.A. 40A:5-14

AYES:	Ms. Rohrer Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Schooley
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NAYS:	None	ABSTAIN:	None
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Authorizing the adoption of a cash management plan for the year 2016 pursuant to N.J.S.A. 40A:5-14

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

RESOLUTION 32-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPOINTING GENERAL COUNSEL FOR THE AUTHORITY

AYES:	Ms. Rohrer Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Schooley
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NAYS:	None	ABSTAIN:	None
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Maressa Patterson, LLC was appointed General Counsel for the Authority until Reorganization 2016

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

RESOLUTION 33-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPOINTING BOND COUNSEL FOR THE AUTHORITY

AYES:	Ms. Rohrer Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Schooley
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NAYS:	None	ABSTAIN:	None
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Parker McCay, PA was appointed Bond Counsel for the Authority until Reorganization 2016

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

RESOLUTION 34-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPOINTING CONFLICT BOND COUNSEL FOR THE AUTHORITY

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

ABSENT: Mr. Schooley

NAYS: None

ABSTAIN: None

Dilworth Paxson, LLP and DeCotiis, Fitzpatrick & Cole, LLP were appointed Conflict Bond Counsel(s) for the Authority in the event of a conflict with the appointed Bond Counsel until Reorganization 2016

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

RESOLUTION 35-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
DESIGNATING PROJECT COUNSEL(S) FOR THE AUTHORITY

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

ABSENT: Mr. Schooley

NAYS: None

ABSTAIN: None

Parker McCay; Dilworth Paxson, LLP; Cooper Levenson; DeCotiis, Fitzpatrick & Cole, LLP and Stark & Stark were appointed Project Counsel(s) for the Authority until Reorganization 2016

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

RESOLUTION 36-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
DESIGNATING BOND TRUSTEE(S) FOR THE AUTHORITY

AYES:	Ms. Rohrer Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Schooley
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NAYS:	None	ABSTAIN:	None
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TD Bank and M&T Investment Banking Group were appointed Bond Trustee(s) for the Authority until Reorganization 2016

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

RESOLUTION 37-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
DESIGNATING UNDERWRITER(S) FOR THE AUTHORITY

AYES:	Ms. Rohrer Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Schooley
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NAYS:	None	ABSTAIN:	None
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NW Financial Group, LLC; Raymond James & Associates; RBC Capital Markets; PNC Capital Markets; Wells Fargo Securities; M&T Securities, Inc.; FTN Financial and Goldman Sachs & Co. were appointed Underwriter(s) for the Authority until Reorganization 2016

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

RESOLUTION 38-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
DESIGNATING FINANCIAL ADVISORS FOR THE AUTHORITY

AYES: Ms. Rohrer
Mr. Spearman
Mr. Stevenson
Chairman Hoesy

ABSENT: Mr. Schooley

NAYS: None

ABSTAIN: None

Acacia Financial Group, Inc.; NW Financial Group, LLC; Phoenix Advisors, LLC and The PFM Group were appointed Financial Advisor(s) for the Authority until Reorganization 2016

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

RESOLUTION 39-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
DESIGNATING TITLE AGENT FOR THE AUTHORITY

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

ABSENT: Mr. Schooley

NAYS: None

ABSTAIN: None

Title America Agency Corp and Two Rivers Title Co., were appointed Title Agent(s) for the Authority until Reorganization 2016

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

RESOLUTION 40-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING A SHARED SERVICES AGREEMENT WITH THE PARKING
AUTHORITY FOR THE CITY OF CAMDEN

AYES:	Ms. Rohrer Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Schooley
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NAYS:	None	ABSTAIN:	None
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Approving a Shared Services Agreement with the Parking Authority of the City of Camden for the development and construction of a new parking facility

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

RESOLUTION 41-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPOINTING AN APPRAISER TO PROVIDE APPRAISING SERVICES FOR THE
MOUNT EPHRAIM AVEUE PROPERTIES PROJECT

AYES:	Ms. Rohrer Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Schooley
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NAYS:	None	ABSTAIN:	None
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Appointing Aspen Valuation Group, LLP to perform Appraisal Services on Block 715, Lots 1, 19 and 20 for the Mount Ephraim Avenue Properties Project

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

RESOLUTION 42-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE USE OF COMPETITIVE CONTRACTING FOR BLOCK
GRANT SOCIAL SERVICES

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

ABSENT: Mr. Schooley

NAYS: None

ABSTAIN: None

Authorizing the use of Competitive Contracting to obtain Requests for Proposal for Block Grant Social Services

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

RESOLUTION 43-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE USE OF COMPETITIVE CONTRACTING FOR PURPOSE OF
EXPENDING FEDERAL HOME FUNDS TO CREATE AFFORDABLE HOUSING
THE COUNTY OF CAMDEN

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

ABSENT: Mr. Schooley

NAYS: None

ABSTAIN: None

Authorizing the use of Competitive Contracting to obtain Requests for Proposal for Expending Federal Home Funds to Create Affordable Housing in the County of Camden

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

RESOLUTION 44-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
CONTINUING THE EMPLOYMENT OF ADRIANA FELICIANO

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

ABSENT: Mr. Schooley

NAYS: None

ABSTAIN: None

Approving the continuation of employment of part time employee Ms. Adriana Feliciano

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

RESOLUTION 45-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AWARDING A CONTRACT FOR LAYERING ANALYSIS SERVICES FOR
COMMUNITY DEVELOPMENT PROJECTS

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

ABSENT: Mr. Schooley

NAYS: None

ABSTAIN: None

Awarding a contract with Mullin & Lonegran Associates, Inc. for providing Layering Analysis Services for Community Development Projects in an amount not to exceed \$3,500.00

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

RESOLUTION 46-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE READVERTISEMENT OF REQUEST FOR PROPOSALS FOR
INSURANCE BROKER, VERIFICATION AGENT AND PRINTER SERVICES

AYES:	Ms. Rohrer Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Schooley
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NAYS:	None	ABSTAIN:	None
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*Authorizing the re-advertisement of Requests for Proposals for Insurance Broker,
Verification Agent and Printer Services*

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

RESOLUTION 47-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING A BUSINESS ASSOCIATE AGREEMENT WITH CONNER, STRONG
& BUCKELEW COMPANIES, INC.

AYES:	Ms. Rohrer Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Schooley
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NAYS:	None	ABSTAIN:	None
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*Approving a Business Associates Agreement for providing consulting services with
Conner, Strong & Buckelew Companies, Inc. for matters related to employee health
benefits*

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

RESOLUTION 48-15

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

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

ABSENT: Mr. Schooley

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 **Mr. Spearman**, seconded by **Ms. Rohrer**, with four ayes, the following Resolution was adopted

RESOLUTION 49-15

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

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

ABSENT: Mr. Schooley

NAYS: None

ABSTAIN: None

The Commissioners went into closed session at 8:31 a.m. to discuss Litigation on the Cooper Medical School of Rowan University; the Leewood Loan Agreement; cell tower lease and personnel issues

A motion was made by Mr. Stevenson, seconded by Mr. Spearman to return to Open Session at 9:07 a.m.

At this time there were three (3) walk on Resolutions

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

RESOLUTION 50-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING THE FIRST AMENDMENT TO LEASE AGREEMENT WITH NCWPCS
MDL 27 YEAR I SITES TOWER HOLDINGS, LLC

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

ABSENT: Mr. Schooley

NAYS: None

ABSTAIN: None

Approving the First Amendment to Lease Agreement with NCWPCS MDL 27 Year I Sites Tower Holdings, LLC for a communication cell tower on property located at 2100 Haddonfield Road, Pennsauken, New Jersey

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

RESOLUTION 51-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING SALARY INCREASES TO CERTAIN AUTHORITY EMPLOYEES

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

ABSENT: Mr. Schooley

NAYS: None

ABSTAIN: None

Approving salary increases to the following individuals: James Lex \$1,500; David McCollum \$5,000; Maryanne Manning \$2,500; George Bakey \$2,500; Bruce Greenwald \$4,000; Harry Collins \$2,500; Chris Tassi \$1,500; Robert Klaus \$2,500; Anthony Bianco \$2,500

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

RESOLUTION 52-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING A LOAN AGREEMENT WITH LEEWOOD NJ, LLC

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

ABSENT: Mr. Schooley

NAYS: None

ABSTAIN: None

Approving revised \$150,000 Loan Agreement by the Authority to Leewood NJ, LLC to loop the waterline as part of Phase 1 of the Clementon Redevelopment Project with repayment conditions and to include an interest component

Upon motion by **Mr. Stevenson**, seconded by **Mr. Spearman**, the Commissioners returned to closed session at 9:10 a.m. At this time, Ms. Rohrer excused herself from closed due to a conflict on the discussion on the Cooper Medical School of Rowan University litigation.

A motion was made by Mr. Stevenson, seconded by Mr. Spearman to return to Open Session at 9:20 a.m.

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

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

RESOLUTION 53-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING A JOINT DEFENSE, COMMON INTEREST AND CONFIDENTIALITY
AGREEMENT IN REFERENCE TO THE COOPER MEDICAL SCHOOL OF ROWAN
UNIVERSITY PROJECT

AYES: Mr. Spearman
Mr. Stevenson
Chairman Hosey

ABSENT: Mr. Schooley
Ms. Rohrer

NAYS: None

ABSTAIN: None

Approving a Mediation Agreement with Eugene I. Farber, Esq. for Court Ordered mediation on the Bedwell construction claim litigation against the Authority

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

RESOLUTION 54-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING AND APPROVING A MEDIATION AGREEMENT WITH EUGENE I. FARBER FOR THE MATTER CAPTIONED THE BEDWELL COMPANY, INC. v CAMDEN COUNTY IMPROVEMENT AUTHORITY, ET AL.

AYES: Mr. Spearman
Mr. Stevenson
Chairman Hosey

ABSENT: Mr. Schooley
Ms. Rohrer

NAYS: None

ABSTAIN: None

Approving a Mediation Agreement with Eugene I. Farber, Esq. v. the Camden County Improvement Authority on the Bedwell Company litigation

Chairman Hosey 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 9:22 a.m.

Respectfully Submitted,



Maryanne Manning
Recording Secretary