

CAMDEN COUNTY IMPROVEMENT AUTHORITY
BOARD MEETING
February 11, 2016

The meeting of the Camden County Improvement Authority was held on February 11, 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: Mr. Schooley
Mr. Spearman
Mr. Stevenson
Chairman Hosey

ABSENT: Ms. Rohrer

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. Tyler Orlando, Financial Development 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 #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.

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 **Mr. Spearman**, seconded by **Mr. Schooley** with four ayes to approve the minutes from the January 14, 2016 Board Meeting:

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	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 four ayes to approve the closed session minutes from the January 14, 2016 Board Meeting:

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	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. Schooley**, seconded by **Mr. Spearman**, with four ayes, the following Resolution was adopted:

RESOLUTION 13-16

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

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Ms. Rohrer
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NAYES:	None	ABSTAIN:	None
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Mr. Hosey was approved as Chairperson for the Authority until Reorganization 2017

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

RESOLUTION 14-16

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

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Ms. Rohrer
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NAYES:	None	ABSTAIN:	None
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Ms. Rohrer was approved as Vice Chairperson for the Authority until Reorganization 2017

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

RESOLUTION 15-16

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

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Ms. Rohrer
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NAYES:	None	ABSTAIN:	None
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Mr. Blanda was approved as Secretary for the Authority until Reorganization 2017

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

RESOLUTION 16-16

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

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Ms. Rohrer
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NAYES:	None	ABSTAIN:	None
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Mr. Lex was approved as Assistant Secretary for the Authority until Reorganization 2017

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

RESOLUTION 17-16

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

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Ms. Rohrer
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NAYES:	None	ABSTAIN:	None
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Ms. Manning was approved as Recording Secretary for the Authority until Reorganization 2017

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

RESOLUTION 18-16

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

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

NAYS: None ABSTAIN: None

Mr. McCollum was approved as Treasurer for the Authority until Reorganization 2017

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

RESOLUTION 19-16

RESOLUTION OF THE CAMDEN COUNTY APPOINTING SIGNATORIES AND
COUNTERSIGNATORIES

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

NAYS: None ABSTAIN: None

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 2017

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

RESOLUTION 20-16

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

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Ms. Rohrer
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NAYES:	None	ABSTAIN:	None
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Mr. Hurley was appointed Safety Coordinator for the Authority until Reorganization 2017

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

RESOLUTION 21-16

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

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Ms. Rohrer
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NAYES:	None	ABSTAIN:	None
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Mr. Bond was approved as Public Agency Compliance Officer for the Authority until Reorganization 2017

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

RESOLUTION 22-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPOINTING A CUSTODIAN OF RECORDS

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Ms. Rohrer
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NAYES:	None	ABSTAIN:	None
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Ms. Wilson was approved as Custodian of Records for the Authority until Reorganization 2017

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

RESOLUTION 23-16

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

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Ms. Rohrer
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NAYES:	None	ABSTAIN:	None
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TD Bank; 1st Colonial and Community Bank

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

RESOLUTION 24-16

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

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

RESOLUTION 25-16

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

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Ms. Rohrer
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NAYS:	None	ABSTAIN:	None
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Maressa Patterson, LLC was appointed General Counsel for the Authority until Reorganization 2017

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

RESOLUTION 26-16

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

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Ms. Rohrer
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NAYS:	None	ABSTAIN:	None
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Parker McCay, PA was appointed Bond Counsel for the Authority until Reorganization 2017

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

RESOLUTION 27-16

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

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Ms. Rohrer
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NAYS:	None	ABSTAIN:	None
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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 2017

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

RESOLUTION 28-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPOINTING INSURANCE BROKER FOR THE AUTHORITY

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Ms. Rohrer
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NAYS:	None	ABSTAIN:	None
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Hardenbergh Insurance Group was appointed for the Authority until Reorganization 2017

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

RESOLUTION 29-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPOINTING BOND PRINTER(S) FOR THE AUTHORITY

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Ms. Rohrer
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NAYS:	None	ABSTAIN:	None
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Bowman & Company; McElwee & Quinn were appointed Bond Printer(s) for the Authority until Reorganization 2017

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

RESOLUTION 30-16

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

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Ms. Rohrer
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NAYS:	None	ABSTAIN:	None
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Parker McCay; Dilworth Paxson, LLP; DeCotiis, Fitzpatrick & Cole, LLP; Cooper Levenson; Stark & Stark, Saponaro Law Group and Brown & Connery, LLP were appointed Project Counsel(s) for the Authority until Reorganization 2017

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

RESOLUTION 31-16

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

AYES:	Mr.Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Ms. Rohrer
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NAYS:	None	ABSTAIN:	None
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TD Bank and Bank of New York-Mellon were appointed Bond Trustee(s) for the Authority until Reorganization 2017

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

RESOLUTION 36-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
DESIGNATING FIRMS FOR ARBITRAGE CALCULATIONS FOR THE
AUTHORITY

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

NAYS: None ABSTAIN: None

*Bowman & Company and PFM Asset Management, LLC were appointed Arbitrage
Calculations firms for the Authority until Reorganization 2017*

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

RESOLUTION 37-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
DESIGNATING A FIRM TO PROVIDE INVESTMENT MANAGEMENT SERVICES

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

NAYS: None ABSTAIN: None

*PFM Asset Management, LLC was appointed to provide Investment Management Services
for the Authority until Reorganization 2017*

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

RESOLUTION 38-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
DESIGNATING A FIRM TO PROVIDE VERIFICATION AGENT SERVICES

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Ms. Rohrer
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NAYS:	None	ABSTAIN:	None
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Bowman & Company was appointed to provide Verification Agent Services for the Authority until Reorganization 2017

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

RESOLUTION 39-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING AN EXTENSION TO THE CONTRACT WITH STANDARD
PARKING FOR MANAGEMENT OF THE CCIA PARKING CENTER IN THE CITY
OF CAMDEN

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Ms. Rohrer
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NAYS:	None	ABSTAIN:	None
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Approving a one year extension of the Agreement with Standard Parking to continue to manage the CCIA Parking Center in the City of Camden

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

RESOLUTION 40-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AMENDING A CONTRACT WITH FRENCH & PARRELLO FOR ADDITIONAL
SURVEY SERVICES FOR THE CAMDEN WATERFRONT PARKING CENTER
PROJECT

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Ms. Rohrer
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NAYS:	None	ABSTAIN:	None
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Approving an amendment to the contract with French & Parrello for additional Geotechnical Services for the Camden County Waterfront Parking Center Project

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

RESOLUTION 41-16

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

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Ms. Rohrer
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NAYS:	None	ABSTAIN:	None
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Authorizing an award of contract to T&M Associates to provide professional engineering services to the Authority for the Rowan-Rutgers Joint Board Project

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

RESOLUTION 42-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AWARDING SUPPLEMENTAL COMMUNITY DEVELOPMENT BLOCK GRANT
FUNDS (“CDBG”) FOR VARIOUS MUNICIPAL PROJECTS

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

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

RESOLUTION 43-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
ADOPTING A CASH MANAGEMENT PLAN FOR THE CAMDEN COUNTY
IMPROVEMENT AUTHORITY FOR THE PERIOD FEBRUARY 1, 2016 TO
REORGANIZATION 2017 PURSUANT TO N.J.S.A. 40A:5-14

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Ms. Rohrer
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NAYS:	None	ABSTAIN:	None
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Authorizing the adoption of a cash management plan for the year 2017 pursuant to N.J.S.A. 40A:5-14

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

RESOLUTION 44-16

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

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

ABSENT: Ms. Rohrer

NAYS: None

ABSTAIN: Chairman Hosey on
Joseph Jingoli & Sons; Northeast
Plumbing

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. Schooley**, seconded by **Chairman Hosey**, with four ayes, the following Resolution was adopted

RESOLUTION 45-16

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

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

ABSENT: Ms. Rohrer

NAYS: None

ABSTAIN: None

The Commissioners went into closed session at 8:37 a.m. to discuss the Baseball Stadium, Crossroads Redevelopment Project, Recovery of insurance claim loss at Cooper Hospital Parking Center and budget appeal.

A motion was made by Mr. Schooley, seconded by Mr. Spearman to return to Open Session at 9:28 a.m.

At this time there was one (1) walk-on Resolution

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

RESOLUTION 46-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING EXECUTION OF A DOCUMENT CAPTIONED "TERMINATION OF DECLARATION OF COVENANTS AND RESTRICTIONS" AS RELATED TO CAMPBELL SOUP COMPANY SIGN RIGHTS AT THE BASEBALL STADIUM OWNED BY THE AUTHORITY

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

ABSENT: Ms. Rohrer

NAYS: None

ABSTAIN: None

Authorizing execution of document relating to the Campbell Soup Company sign rights at the Baseball Stadium owned by the Authority

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

Respectfully Submitted,



Maryanne Manning
Recording Secretary