CAMDEN COUNTY IMPROVEMENT AUTHORITY
BOARD MEETING
January 14, 2016

The meeting of the Camden County Improvement Authority was held on January 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:

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, Director of Business Development
Mr. Harry Collins, Senior Project Manager
Ms. Maria Mamas, Administrator
Ms. Tracy Wilson, Executive Assistant
Mr. Tyler Orlando, Financial Development Analyst

Ms. Manning read the Notice in accordance with the open public meeting 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 newspapers 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 December 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. Stevenson,** with five ayes to approve the minutes from the December 10, 2015 Board Meeting

AYES:	Ms. Rohrer Chairman Hosey Mr. Schooley Mr. Stevenson Mr. Spearmen	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 December 10, 2015 Board meeting.

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

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

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

RESOLUTION 01-16

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
NAYES:	None	ABSTAIN:	None

Authorizing the Amending of the Authority's 2016 approved budget

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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 02-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY ADOPTING THE 2016 BUDGET

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

Adopting the Authority's 2016 annual and capital budget

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

RESOLUTION 03-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING COST OF LIVING SALARY ADJUSTMENT FOR AUTHORITY EMPLOYEES FOR THE YEAR 2016

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

Approving a Cost of Living Salary Adjustment of two percent (2%) for all Authority employees for the year beginning January 1, 2016

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

RESOLUTION 04-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPPOINTING AN AUDITOR

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

Appointing Bowman & Company, LLP as Auditor to the Authority through Re-organization 2017

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

RESOLUTION 05-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING AWARD OF CONTRACT BY AND BETWEEN THE AUTHORITY AND GREENSCAPE LANDSCAPE CONTRACTORS, INC. PURUSANT TO THE COUNTY COOPERATIVE PRICING SYSTEM CONTRACT #57-CCCPS

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

Awarding a contract with Greenscape Landscape Contractors, Inc. for snow removal and de-icing services at Campbell's Field and the CCIA Parking Center pursuant to the Camden County Cooperative Pricing System Contract #57-CCCPS

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

RESOLUTION 06-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING AN AWARD OF CONTRACT BY AND BETWEEN THE AUTHORITY AND TRI-COUNTY TERMITE AND PEST CONTROL, INC. FOR THE PROVISION OF EXTERMINATING SERVICES PURSUANT TO THE COUNTY COOPERATIVE PRICING SYSTEM CONTRACT #57-CCCPS

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

Awarding a contract with Tri-County Termite and Pest Control, Inc. for termite and pest control services at Campbell's Field and the CCIA Parking Center pursuant to the Camden County Cooperative Pricing System Contract #57-CCCPS

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

RESOLUTION 07-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AMENDING A CONTRACT FOR THE OAKLYN VILLAS PROJECT TO PROVIDE ADDITIONAL HOME FUNDS

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

Amending a contract with the Oaklyn Villas Project to provide additional Home funds for a sprinkler system and increasing the amount of funding from $200,000 to $354,000

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

RESOLUTION 08-16

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 The Cooper Medical School of Rowan University; Chairman Hosey on Joseph Jingoli

After review of the Operating and Project expenditures, Chairman Hosey asked if all expenses were in budget to which Mr. McCollum confirmed. Mr. Schooley recommended that an insurance claim be filed relating to the gap in receipts issue at the Parking Center

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

RESOLUTION 09-16

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 entered into closed session at 8:58 a.m. to discuss Crossroads Redevelopment Project, personnel issues and contractual matters

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*Upon motion by **Mr. Stevenson,** seconded by **Mr. Spearman,** the Board returned to Open Session at 10:00 a.m.*

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

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

RESOLUTION 10-16

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-A:5A-6

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

Authorizing the issuance of up to $29,000,000 aggregate principal amount of County Guaranteed Loan Refunding Bonds

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

RESOLUTION 11-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING AND APPROVING THE ACQUISITION OF THE WATERFRONT TECHNOLOGY CENTER BUILDING, TOGETHER WITH THE ACQUISITION OF CERTAIN REAL PROPERTY (OR AN INTEREST THEREIN) RELATED THERETO; 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 SAID BUILDING AND REAL PROPERTY INTERESTS; AND AUTHORIZING OTHER NECESSARY ACTIONS IN CONNECITON THEREWITH

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

Authorizing and approving all necessary action to acquire the Waterfront Technology Building as associated real property

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

RESOLUTION 12-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY ENDING THE SUSPENSION OF MICHAEL HAGARTY WITHOUT PAY AND AUTHORIZING HIS RETURN TO DUTY IN THE AUTHORITY PROJECT MANAGEMENT DEPARTMENT WITH CONDITIONS

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

Authorizing the ending of suspension without pay of Michael Hagarty and authorizing his return to duty in the Authority's Project Management Department with conditions

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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. Stevenson** with five ayes, to adjourn the meeting at 10:04 a.m.

Respectfully Submitted,

Maryanne Manning
Recording Secretary