

CAMDEN COUNTY IMPROVEMENT AUTHORITY
BOARD MEETING
June 11, 2015

The meeting of the Camden County Improvement Authority was held on June 11, 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:

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| PRESENT: | Mr. Schooley | ABSENT: | Ms. Rohrer |
| | Mr. Spearman | | Mr. Spearman |
| | Mr. Stevenson | | (Mr. Spearman arrived at |
| | Chairman Hosey | | at 8:17 a.m.) |

ALSO PRESENT: Mr. James Blanda, Executive Director
Mr. David Patterson, Solicitor
Freeholder Director Louis Cappelli
Mr. James Lex, Chief Operating Officer
Mr. David McCollum, Chief Financial Officer
Mr. Gino Lewis, Director of Community Development
Mr. Harry Collins, Senior Project Manager
Mr. Ralph Condo, Financial & Operational Analyst
Ms. Maria Mamas, Administrative Assistant
Mr. Tim Kiel, Bowman & Company

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 May 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. Schooley**, seconded by **Chairman Hosey**, with two ayes and one abstention, to approve the minutes from the May 14, 2015 Board Meeting:

AYES: Mr. Schooley
Chairman Hosey

ABSENT: Ms. Rohrer
Mr. Spearman

NAYS: None

ABSTAIN: Mr. Stevenson

Motion was made by **Mr. Schooley**, seconded by **Chairman Hosey**, with two ayes and one abstention, to approve the closed session minutes from the May 14, 2015 Board Meeting:

AYES: Mr. Schooley
Chairman Hosey

ABSENT: Ms. Rohrer
Mr. Spearman

NAYS: None

ABSTAIN: Mr. Stevenson

Mr. Blanda presented his Executive Director's Report. A copy is on file at the Authority's office. Mr. Spearman joined the Board meeting at 8:17 a.m.

At this time Mr. Tim Kiel from Bowman & Company presented the Authority's Audit Report to the Commissioners.

After review and discussion of the Audit, a motion was made by Chairman Hosey, seconded by Mr. Spearman to remove Resolution 97-15 from the table. At this time following Mr. Kiel's report Resolution 117-15 was read

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

RESOLUTION 117-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY ACCEPTING THE 2014 ANNUAL AUDIT REPORT AND THAT EACH AUTHORITY MEMBER HAS PERSONALLY REVIEWED THE AUDIT AND THE SCHEDULE OF FINDINGS AND RECOMMENDATIONS

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| AYES: | Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey | ABSENT: | Ms. Rohrer |
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| NAYES: | None | ABSTAIN: | None |
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Accepting the annual report of audit for the year ended December 31, 2014 (Previously Resolution 97-15)

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

RESOLUTION 107-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE PRIVATE PLACEMENT SALE OF ITS COUNTY GUARANTEED REVENUE BONDS (BASEBALL STADIUM PROJECT), SERIES 2015

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| AYES: | Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey | ABSENT: | Ms. Rohrer |
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| NAYES: | None | ABSTAIN: | None |
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Authorizing TD Bank as Private Placement Bank for the Authority in connection with the issuance and sale of taxable bonds in the not-to-exceed amount of \$5 million to finance costs related to the Baseball Stadium Project in the City of Camden

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

RESOLUTION 108-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING AN AWARD OF CONTRACT FOR APPRAISAL SERVICES
REGARDING THE PROPERTY LOCATED AT 424 MARKET STREET IN THE CITY
OF CAMDEN

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

ABSENT: Ms. Rohrer

NAYES: None

ABSTAIN: None

Appointing McHale & Associates to provide appraisal services to the Authority related to the property located at 424 Market Street in the City of Camden at a cost of \$4,500.00

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

RESOLUTION 109-15

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

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

ABSENT: Ms. Rohrer

NAYES: None

ABSTAIN: None

Appointing T&M Associates to provide environmental engineering services regarding the Rowan-Rutgers Joint Board Project in the City of Camden at a cost of \$13,500.00

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

RESOLUTION 110-15

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

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| AYES: | Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey | ABSENT: | Ms. Rohrer |
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| NAYES: | None | ABSTAIN: | None |
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Awarding a contract with T&M to provide environmental engineering services regarding the Rowan-Rutgers Joint Board Project in the City of Camden in an amount of \$9,000. Mr. Spearman suggested in the future to include the bid amounts from all firms who submitted bids on the Resolution back up memo

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

RESOLUTION 111-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING AN AWARD OF CONTRACT FOR APPRAISAL SERVICES
REGARDING WATERFORD TOWNSHIP PUBLIC SAFETY FACILITY IN THE
TOWNSHIP OF WATERFORD

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| AYES: | Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey | ABSENT: | Ms. Rohrer |
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| NAYES: | None | ABSTAIN: | None |
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Appointing Renwick & Associates as Appraiser to the Authority related to the property for the Waterford Township Public Safety Facility in an amount of \$4,500.00

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

RESOLUTION 112-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING AN AWARD OF CONTRACT FOR GROUNDS MAINTENANCE
FOR THE CROSSROADS REDEVELOPMENT SITE IN PENNSAUKEN TOWNSHIP

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

Appointing Quality Landscaping to perform grounds maintenance at the Crossroads Redevelopment site in Pennsauken Township in an amount of \$1,175.00

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

RESOLUTION 113-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING AN AWARD OF CONTRACT TO PURCHASE OFFICE FURNITURE
AND FIXTURES FOR AUTHORITY OFFICE SPACE AT THE VOORHEES TOWN
CENTER

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

Awarding a contract with Boomerang to purchase office furniture and fixtures for the Authority office space at the Voorhees Town Center in an amount of \$7,987.64

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

RESOLUTION 114-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING A CONTRACT TO REPLACE CALL BOXES AT THE AUTHORITY
PARKING CENTER IN THE CITY OF CAMDEN

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| AYES: | Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey | ABSENT: | Ms. Rohrer |
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| NAYS: | None | ABSTAIN: | None |
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Awarding a contract with Siemens for replacement of the call boxes at the Authority Parking Center in the City of Camden in an amount of \$6,700.00

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

RESOLUTION 115-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING A RENEWAL CONTRACT FOR THE FIRE ALARM SYSTEM AT
THE AUTHORITY PARKING CENTER IN THE CITY OF CAMDEN

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| 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 contract renewal with Siemens to provide Fire Alarm System Service to the Authority at the Parking Center in the City of Camden

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

RESOLUTION 116-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING AN EXTENSION OF THE LEASE AGREEMENT WITH THE
VETERANS ADMINISTRATION OFFICE AT THE AUTHORITY'S PARKING
CENTER IN THE CITY OF CAMDEN

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| 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 extension of the Lease Agreement with the Veterans Administration for office space at the Authority's Parking Center in the City of Camden

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

RESOLUTION 118-15

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

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| AYES: | Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey | ABSENT: | Ms. Rohrer |
| NAYS: | None | ABSTAIN: | Mr. Schooley on Kelco Electric; Chairman Hosey on Kelco Electric |

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

Mr. McCollum noted that the amount of \$7,987.64 for the purchase of furniture from Boomerang was not added to the bill list. This will be corrected and the bill list amended. There was also discussion regarding an upcoming event that the Board authorized to include on next month's bill list

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

RESOLUTION 121-15

**RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING A CONTRACT WITH ENVIRONMENTAL RESOLUTIONS,
INC. TO PREPARE COST ESTIMATES FOR THE FOUR DEMOLITION
CONTRACT PROPOSALS**

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

Awarding a contract to Environmental Resolutions, Inc. to prepare cost estimates to be included in the four demolition contracts to be bid by the City of Camden and to be paid by the City of Camden

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

RESOLUTION 122-15

**RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING THE HIRING OF AN ACCOUNTANT AND PROGRAM
MANAGER**

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

Authorizing the Authority to advertise for employment positions for an Accountant and a Program Manager

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 **Chairman Hosey** with three ayes, to adjourn the meeting at 9:40 a.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Maryanne Manning". The signature is written in dark ink and is positioned above the printed name and title.

Maryanne Manning
Recording Secretary