

CAMDEN COUNTY IMPROVEMENT AUTHORITY  
BOARD MEETING  
June 16, 2016

The meeting of the Camden County Improvement Authority was held on June 16, 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	ABSENT: None
	Mr. Schooley	
	Mr. Spearman	
	Mr. Stevenson	
	Chairman Hosey	

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. Michael Hagarty, Director of Project Management  
Mr. Harry Collins, Senior Project Manager  
Mr. Tyler Orlando, Financial Development Analyst  
Ms. Tracy Wilson, Executive Assistant  
Ms. Maria Mamas, Administrative Assistant  
Mr. Thomas J. Sykes, Principal, SOSH Architects  
Mr. Scott M. Baurer, Principal, ODonnell & Naccarato

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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.

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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 time period. Therefore, the minutes may be approved as submitted.

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Motion was made by **Mr. Spearman**, seconded by **Mr. Stevenson**, with five ayes to approve the minutes from the May 19, 2016 Board Meeting:

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	None
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NAYS:	None	ABSTAIN:	None
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Motion was made by **Mr. Stevenson**, seconded by **Mr. Spearman**, with five ayes to approve the closed session minutes from the May 19, 2016 Board Meeting:

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	None
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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 Mr. Blanda's Executive Director's Report, a presentation was given by Mr. Thomas Sykes (SOSH Architects) and Mr. Scott Bauer (O'Donnell & Naccarato) on the architectural design and planning for the proposed Health Sciences/Rowan University 1,000 space Parking Center in the City of Camden. After the presentation Mr. Thomas and Mr. Bauer left the meeting at 8:20 a.m.

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

**RESOLUTION 108-16**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING THE EXECUTION AND DELIVERY OF A FIRST AMENDMENT  
TO BOND AGREEMENT, DATED AS OF JUNE 15, 2015, BY AND AMONG THE  
CAMDEN COUNTY IMPROVEMENT AUTHORITY, HOME PORT ALLIANCE  
FOR THE USS NEW JERSEY, INC., COUNTY OF CAMDEN, NEW JERSEY, AND  
REPUBLIC FIRST BANK D/B/A REPUBLIC BANK; AND TAKING RELATED  
ACTIONS

AYES: Ms. Rohrer  
Mr. Schooley  
Mr. Spearman  
Mr. Stevenson

ABSENT: None

NAYES: None

ABSTAIN: Chairman Hosey

*Authorizing the issuance and sale of up to \$1,600,000 aggregate principal amount of the Authority's Special Limited Obligation County Guaranteed Revenue Bond (the Battleship New Jersey Project), Series 2014*

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

**RESOLUTION 109-16**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
EXPRESSING ITS INTENTION TO REIMBURSE ITSELF FOR CERTAIN  
EXPENDITURES RELATING TO THE AUTHORITY'S CAPITAL IMPROVEMENT  
PROGRAM OUT OF THE PROCEEDS OF BONDS OR OTHER OBLIGATIONS TO  
BE HEREAFTER ISSUED BY THE AUTHORITY

AYES: Mr. Schooley ABSENT: None  
Mr. Spearman  
Mr. Stevenson  
Chairman Hosey

NAYES: None ABSTAIN: Ms. Rohrer

*Declaring the official intent to reimburse expenditures for project costs related to the development construction of a 1,000 space parking garage in the City of Camden to serve the expanding health sciences provided by Rowan University and Cooper Health System 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 110-16**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AWARDING A CONTRACT TO INDUSTRIAL APPRAISAL COMPANY TO  
PROVIDE PROPERTY VALUATION APPRAISAL SERVICES FOR THE  
BASEBALL STADIUM

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

NAYES: None ABSTAIN: None

*Awarding a contract to Industrial Appraisal Company to provide property valuation appraisal services for the Baseball Stadium in an amount of \$3,750.00*

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

**RESOLUTION 111-16**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AMENDING THE PROJECT DEVELOPMENT AGREEMENT BETWEEN THE  
IMPROVEMENT AUTHORITY AND THE ROWAN-RUTGERS JOINT BOARD FOR  
PROJECT AND CONSTRUCTION MANAGEMENT AND GENERAL  
CONSULTING SERVICES

AYES: Mr. Schooley ABSENT: None  
Mr. Spearman  
Mr. Stevenson  
Chairman Hosey

NAYES: None ABSTAIN: Ms. Rohrer

*Amending an Agreement between the Authority and the Rowan-Rutgers Joint Board for project and construction management and general consulting services to include additional projects and services associated with the Joint Board projects in Camden City*

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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 adopted:

**RESOLUTION 112-16**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING AN AMENDMENT TO THE SHARED SERVICES AGREEMENT  
BETWEEN THE IMPROVEMENT AUTHORITY AND THE CITY OF CAMDEN  
FOR THE CITY OF CAMDEN DEMOLITION PROJECTS

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

NAYES: None ABSTAIN: None

*Authorizing an amendment to the Shared Services Agreement between the Authority and the City of Camden for the City of Camden demolition projects to provide an additional payment of \$75,000 to the Authority for providing these services*

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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 113-16**

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

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

NAYES: None ABSTAIN: None

*Amending a contract with French & Parrello to perform additional geo-technical services for the Camden City Parking Authority Waterfront Parking Center Project*

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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 adopted:

**RESOLUTION 114-16**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AWARDING A CONTRACT TO PRECISION POWER WASH, LLC TO PERFORM  
POWER WASHING SERVICES AT THE AUTHORITY PARKING CENTER IN THE  
CITY OF CAMDEN

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

NAYS: None ABSTAIN: None

*Awarding a contract to Precision Power Wash, LLC to perform power washing services at the Authority Parking Center in the City of Camden in an amount of \$19,850.00*

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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 115-16**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
ACKNOWLEDGING THE FILING OF A BUSINESS DISCLOSURE  
CERTIFICATION BY PRECISION POWER WASH, LLC FOR THE POWER  
WASHING CONTRACT AT THE AUTHORITY PARKING CENTER IN THE CITY  
OF CAMDEN

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	None
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NAYS:	None	ABSTAIN:	None
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*Acknowledging the filing of a business disclosure entity certification provided by Precision Power Wash, LLC for services exceeding \$17,500.00*

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

**RESOLUTION 116-16**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AWARDING AN ARCHITECT CONTRACT FOR ARCHITECTURAL DESIGN  
SERVICES FOR THE HEALTH SCIENCES/ROWAN UNIVERSITY PARKING  
CENTER

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	None
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NAYES:	None	ABSTAIN:	Ms. Rohrer
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*Awarding a contract to SOSH Architecture Interiors Planning of Atlantic City to perform architectural design services for the Health Sciences/Rowan University Parking Center Project on Block 189 in the City of Camden*

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

**RESOLUTION 117-16**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
CONFIRMING PAYMENT OF \$15,000 ESCROW TO ESTATES 22 PROPERTIES,  
LLC

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	None
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NAYES:	None	ABSTAIN:	None
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*Approving the release of the \$15,000 being held in escrow by the Authority to Estates 22 Properties, LLC on property located at 130 White Horse Pike in Clementon, NJ*

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

**RESOLUTION 118-16**

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
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NAYES:	None	ABSTAIN:	Ms. Rohrer on Health Sciences, Cooper Medical School of Rowan University; Chairman Hosey on DEC Electric And Meridian Property Services
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*The Bill list was amended to correct 3 items: Baseball Stadium payment to PSE&G to read **November 1, 2015** – May 11, 2016; Under Community Development \$1,500 payment for conference has been removed that was listed in error; under Crossroads*

*Redevelopment Project invoice #2556897 in the amount of \$14,638.45 has been corrected to read payment to **Parker McCay, P.A.***

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

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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 119-16**

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

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

NAYES:	None	ABSTAIN:	None
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*The Commissioners went into closed session at 8:57 a.m. to discuss Crossroads Redevelopment Project, Liberty Property Trust, The CCIA Parking Center, the Baseball Stadium and the MacGibney v. Cooper Hospital litigation*

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*A motion was made by **Mr. Stevenson**, seconded by **Mr. Spearman** to return to Open Session at 9:17 a.m.*

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*At this time there was One (1) walk on Resolution:*

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

**RESOLUTION 120-16**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
CONFIRMING THE SETTLEMENT OF ALL CLAIMS RELATED TO THE COOPER  
MEDICAL SCHOOL OF ROWAN UNIVERSITY PROJECT

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

NAYES:	None	ABSTAIN:	Ms. Rohrer
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*Confirming the settlement of all remaining construction contract claims related to the Cooper Medical School of Rowan University Project*

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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. Stevenson**, seconded by **Ms. Rohrer**, with five ayes, to adjourn the meeting at 9:20 a.m.

Respectfully Submitted,

  
Maryanne Manning  
Recording Secretary