

CAMDEN COUNTY IMPROVEMENT AUTHORITY
BOARD MEETING
March 10, 2016

The meeting of the Camden County Improvement Authority was held on March 10, 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. 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. 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.

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

RESOLUTION 47-16

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. 40A:5A-6 FOR THE WATERFORD TOWNSHIP PUBLIC SAFETY FACILITY

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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Authorizing the submission of an application to the NJ Local Finance Board by the Authority of its tax-exempt revenue bonds up to \$3,600,000 aggregate principal amount for the costs of the Waterford Township Emergency Management Services Building Project

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

RESOLUTION 48-16

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. 40A:5A-6 FOR THE PARKING AUTHORITY OF CAMDEN CITY'S PARKING GARAGE

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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Authorizing the submission of an application to the NJ Local Finance Board by the Authority of up to \$42,000,000 aggregate principal amount of its tax-exempt and/or taxable revenue bonds to finance the costs of the Federal Street Waterfront Parking Garage Project

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

RESOLUTION 49-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPOINTING A FINANCIAL ADVISOR FOR THE ISSUANCE OF THE
AUTHORITY REVENUE BONDS FOR THE CAMDEN CITY PARKING
AUTHORITY PARKING GARAGE SERIES 2016

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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Appointing Phoenix Advisors, LLC as Financial Advisor for the issuance of the Authority Revenue Bonds for the Camden City Parking Authority Parking Garage Series 2016

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

RESOLUTION 50-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPOINTING A TRUSTEE FOR THE ISSUANCE OF THE AUTHORITY REVENUE
BONDS FOR THE CAMDEN CITY PARKING AUTHORITY PARKING GARAGE,
SERIES 2016

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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Appointing TD Bank as Trustee for the issuance of the Authority Revenue Bonds for the Camden City Parking Authority Parking Garage, Series 2016

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

RESOLUTION 51-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPOINTING A PRINTER FOR THE ISSUANCE OF THE AUTHORITY REVENUE
BONDS FOR THE CAMDEN CITY PARKING AUTHORITY PARKING GARAGE,
SERIES 2016

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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Appointing Bowman & Company as Printer for the issuance of the Authority Revenue Bonds for the Camden City Parking Authority Parking Garage, Series 2016

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

RESOLUTION 52-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE ISSUANCE OF COUNTY GUARANTEED LOAN REVENUE
REFUNDING SERIES 2016A BONDS

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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Authorizing the issuance of County Guaranteed Loan Revenue Refunding Series 2016A Bonds

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

RESOLUTION 53-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY WITH RESPECT TO THE DELEGATION OF THE POWER TO SELL AND TO AWARD COUNTY GUARANTEED LOAN REVENUE REFUNDING BONDS SERIES 2016A OF THE AUTHORITY, AUTHORIZING CERTAIN ACTIONS, APPROVING CERTAIN DOCUMENTS AND DETERMINING OTHER MATTERS IN CONNECTION WITH THE ISSUANCE AND SALE OF THE SERIES 2016A BONDS

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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Authorizing the delegation of the power to sell and to award County Guaranteed Loan Revenue Refunding Bonds Series 2016A

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

RESOLUTION 54-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPOINTING A FINANCIAL ADVISOR FOR THE ISSUANCE OF THE COUNTY REFUNDING BONDS, SERIES 2016A

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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Appointing Acacia Financial as Financial Advisor for the issuance of the County refunding Bonds, Series 2016A

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

RESOLUTION 55-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPOINTING AN UNDERWRITER FOR THE ISSUANCE OF THE COUNTY
REFUNDING BONDS, SERIES 2016A

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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Appointing Raymond James as Underwriter for the issuance of the County Refunding Bonds, Series 2016A

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

RESOLUTION 56-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPOINTING A VERIFICATION AGENT FOR THE ISSUANCE OF THE COUNTY
REFUNDING BONDS, SERIES 2016A

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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Appointing Bowman & Company as Verification Agent for the issuance of the County Refunding Bonds, Series 2016A

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

RESOLUTION 57-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPOINTING A TRUSTEE FOR THE ISSUANCE OF THE COUNTY REFUNDING
BONDS, SERIES 2016A

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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Appointing TD Bank as Trustee for the issuance of the County Refunding Bonds, Series 2016A

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

RESOLUTION 58-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPOINTING A PRINTER FOR THE ISSUANCE OF THE COUNTY REFUNDING
BONDS, SERIES 2016A

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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Appointing Bowman & Company for the issuance of the County Refunding Bonds, Series 2016A

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

RESOLUTION 59-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AMENDING RESOLUTION 31-16 DESIGNATING BOND TRUSTEE(S) FOR THE
AUTHORITY

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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Amending Resolution 31-16 designating Bond Trustee(s) for the Authority to add Zions Bank to the list of prequalified Bond Trustee(s). Zions Bank was inadvertently omitted from the list.

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

RESOLUTION 60-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING AN EXTENSION OF SIX (6) MONTHS ON THE AWARD TO
VARIOUS VENDORS FOR COPY PAPER, COMPUTER PAPER AND ENVELOPES
PURSUANT TO THE CAMDEN COUNTY COOPERATIVE PRICING SYSTEM

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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Approving a six (6) month extension with various vendors for copy paper, computer paper and envelopes under the Camden County Cooperative Pricing System ID #57-CCCPS

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

RESOLUTION 61-16

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

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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Approving the award of contract to Office Basics, Inc under the Camden County Cooperative Pricing System ID #57-CCCPS to purchase office supplies for a term of two (2) years

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

RESOLUTION 62-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING AN AMENDED OFFICE BUILDING LEASE WITH UNITED WAY
OF GREATER PHILADELPHIA AND SOUTHERN NEW JERSEY

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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Authorizing an amendment to extend the term of the lease with United Way of Greater Philadelphia and Southern New Jersey on a month to month basis until December 31, 2016

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

RESOLUTION 63-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING COUNTY OF CAMDEN'S REQUEST FOR PROPOSAL POLICY AND
PROCEDURE

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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Adopting the County of Camden's Request for Proposal Policy and Procedures for the issuance of Request for Proposals

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

RESOLUTION 64-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AWARDING A CONTRACT TO SOUTH JERSEY TURF TO PROVIDE
MAINTENANCE SERVICES AT THE BASEBALL STADIUM

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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Awarding a contract to South Jersey Turf to provide maintenance services at the Baseball Stadium in an amount of \$18,043.00

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

RESOLUTION 65-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AWARDING A CONTRACT TO NEWPORT CONSTRUCTION COMPANY TO
PROVIDE MAINTENANCE AND CONSTRUCTION SERVICES AT THE
BASEBALL STADIUM

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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Awarding a contract to Newport Construction Company to provide maintenance and construction services at the Baseball Stadium in an amount of \$15,050.00

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

RESOLUTION 66-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AMENDING A CONTRACT WITH COLLIERS FOR ADDITIONAL APPRAISAL
SERVICES FOR THE WATERFRONT TECHNOLOGY BUILDING IN CAMDEN
CITY

AYES:	Ms. Schooley Mr. Spearman Mr. Stevenson Chairman Hoesy	ABSENT:	None
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NAYS:	None	ABSTAIN:	None
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Amending a contract with Colliers International for additional appraisal services for the Waterfront Technology Building in Camden City

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

RESOLUTION 67-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE AWARD OF A CONTRACT FOR 2015 SUPPLEMENTAL
CDBG FUNDS

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

NAYS: None ABSTAIN: None

Authorizing the acceptance and allocation of 2016 Supplemental Community Development Block Grant Funds to the Social Services Program to the Borough of Audubon Park \$85,000.00; Borough of Bellmawr \$106,051; Borough of Laurel Springs \$50,000; Borough of Woodlynne, \$105,000; Township of Waterford \$105,000

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

RESOLUTION 68-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
CONFIRMING THE AUTHORIZATION OF THE USE OF COMPETITIVE
CONTRACTING FOR PROCURING SERVICES FOR A PROPERTY
REGISTRATION SOFTWARE PROGRAM

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

NAYS: None ABSTAIN: None

Authorizing the use of Competitive Contracting to obtain Request for Proposals for a Property Registration Software Program

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

RESOLUTION 69-16

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 Cooper
Medical School of Rowan University;
Mr. Schooley on DEC Electrical and
Kelco; Chairman Hosey on DEC
Electrical, Northeast Plumbing and
Kelco

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 **Mr. Spearman**, with five ayes, the following Resolution was adopted

RESOLUTION 70-16

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 went into closed session at 9:04 a.m. to discuss proposed Stadium contracts and field use, Crossroads Redevelopment Project, Liberty Property Trust Access Agreement, GRC OPRA Complaint, Clementon/Leewood Utility Easement

A motion was made by Mr. Schooley, seconded by Mr. Spearman to return to Open Session at 9:43 a.m.

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

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

RESOLUTION 71-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AWARDING A CONTRACT TO H&H TO PROVIDE LANDSCAPE SERVICES AT
THE BASEBALL STADIUM AND CCIA PARKING CENTER

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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Awarding a contract to H&H Landscape Management for the purpose of providing Landscaping Services at the Baseball Stadium and the CCIA Parking Center in an amount of \$10,520.00

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

RESOLUTION 72-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING A RIGHT OF ACCESS AND INDEMNIFICATION AGREEMENT
WITH LIBERTY PROPERTY TRUST

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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Authorizing Liberty Property Trust to remove the Campbell's signage from the Baseball Stadium Per Campbell Soup Company's request to terminate naming rights and due to deed restrictions within the designated sight lines

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

RESOLUTION 73-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING UTILITY EASEMENT AGREEMENT WITH ATLANTIC CITY
ELECTRIC COMPANY

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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Approving Utility Easement Agreement with Atlantic City Electric Company for approved development located in the Borough of Clementon identified as Block 75, Lot 25

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 five ayes, to adjourn the meeting at 9:46 a.m.

Respectfully Submitted,



Maryanne Manning
Recording Secretary