CAMDEN COUNTY IMPROVEMENT AUTHORITY
BOARD MEETING
May 14, 2015

The meeting of the Camden County Improvement Authority was held on May 14, 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:

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

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. Patrick Shuttleworth, Director of Administration
Mr. Gino Lewis, Director of Community Development
Mr. Harry Collins, Senior Project Manager
Mr. Ralph Condo, Financial & Operational Analyst
Ms. Tracy Wilson, Executive Assistant
Ms. Maria Mamas, Administrative Assistant
Ms. Holly Cass, County Deputy Executive Director

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 April 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 **Ms. Rohrer,** seconded by **Mr. Spearman,** with three ayes to approve the minutes from the April 9, 2015 Board Meeting:

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

Motion was made by **Mr. Spearman,** seconded by **Ms. Rohrer** with three ayes to approve the closed session minutes from the April 9, 2015 Board Meeting:

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

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. Spearman**, seconded by **Ms. Rohrer**, with three ayes, the following Resolution was adopted:

RESOLUTION 87-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE ISSUANCE AND SALE OF UP TO $5,000,000 AGGREGATE PRINCIPAL AMOUNT OF THE AUTHORITY'S COUNTY GUARANTEED REVENUE BONDS (BASEBALL STADIUM PROJECT), SERIES 2015 (FEDERALLY TAXABLE); MAKING CERTAIN DETERMINATIONS AND APPROVALS WITH RESPECT TO SAID BONDS; AND AUTHORIZING CERTAIN ACTIONS

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

Authorizing the issuance and sale of up to $5,000,000 aggregate principal amount of the Authority's County Guaranteed Revenue Bonds, Series 2015 (Baseball Stadium Project)

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

RESOLUTION 88-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPOINTING A FINANCIAL ADVISOR FOR THE ISSUANCE OF THE BASEBALL STADIUM PROJECT BONDS, SERIES 2015

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

Appointing NW Financial Group to provide Financial Advisory Services in connection with the authorization, issuance and sale of the Baseball Stadium Project Bond, Series 2015

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

RESOLUTION 89-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APOINTING A PRINTER FOR THE ISSUANCE OF THE BASEBALL STADIUM PROJECT BONDS, SERIES 2015

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

Appointing Bowman & Company to provide Printing Services in connection with the authorization, issuance and sale of the Baseball Stadium Project Bonds, Series 2015

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

RESOLUTION 90-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPOINTING A TRUSTEE FOR THE ISSUANCE OF THE BASEBALL STADIUM PROJECT BONDS, SERIES 2015

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

Appointing TD Bank to provide Trustee Services in connection with the authorization, issuance and sale of the Baseball Stadium Project Bonds, Series 2015

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

RESOLUTION 91-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AWARDING A CONTRACT TO PERFORM A PHASE I ENVIRONMENTAL ASSESSMENT FOR THE BASEBALL STADIUM PROJECT IN THE CITY OF CAMDEN

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

Awarding a contract with Environmental Resolutions, Inc. to perform a Phase I Environmental Assessment/Study on the property where the baseball stadium is located (Campbell's Field in the City of Camden)

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

RESOLUTION 92-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPOINTING A FINANCIAL ADVISOR FOR THE ISSUANCE OF THE MUNICIPAL LEASE BANK PROGRAM BONDS

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

Appointing Acacia Financial Group to provide Financial Advisory services in connection with the authorization, issuance and sale of the Municipal Lease Bank Program Bonds, Series 2015

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

RESOLUTION 93-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPOINTING A FINANCIAL ADVISOR FOR THE ISSUANCE OF THE COUNTY BOARD OF SOCIAL SERVICES PROJECT BONDS, SERIES 2015

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

Appointing Acacia Financial Group to provide Financial Advisory services in connection with the authorization, issuance and sale of the County of Board Social Services Project Bonds, Series 2015

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

RESOLUTION 94-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPOINTING A FINANCIAL ADVISOR FOR THE ISSUANCE OF THE WATERFORD TOWNSHIP PUBLIC SAFETY/FIRE HOUSE PROJECT BONDS

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

Appointing Acacia Financial Group to provide Financial Advisory services in connection with the authorization, issuance and sale of the Waterford Township Public Safety/Firehouse Project Bonds, Series 2015

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

RESOLUTION 95-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING AN AGREEMENT WITH THE CAMDEN REDEVELOPMENT AGENCY TO PERMIT ACCESS TO VARIOUS PROPERTIES ON BEHALF OF ROWAN/RUTGERS/CAMDEN BOARD OF GOVERNORS TO PERFORM A PHASE I ENVIRONMENTAL ASSESSMENT FOR A PROPOSED JOINT HEALTH SERVICES CAMPUS IN CAMDEN CITY

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

Approving an Agreement with the Camden Redevelopment Agency to permit access to various properties owned by it for the performance of a Phase I Environmental/Assessment Study for the proposed Joint Health Services Campus to be located in the City of Camden

---

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

RESOLUTION 96-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING AN AGREEMENT WITH THE DELAWARE RIVER PORT AUTHORITY TO PERMIT ACCESS TO VARIOUS PROPERTIES ON BEHALF OF CAMDEN CITY PARKING AUTHORITY TO PERFORM A PHASE I ENVIRONMENTAL ASSESSMENT FOR A PROPOSED PARKING GARAGE IN THE CITY OF CAMDEN

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

Approving an Agreement with the Delaware River Port Authority to permit access to various properties owned by it for the performance of a Phase I Environmental Assessment/Study for the proposed Parking Garage to be located in the City of Camden

---

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

RESOLUTION 97-15

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

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

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

RESOLUTION 98-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING AN AGREEMENT WITH THE COUNTY OF CAMDEN TO AUTHORIZE THE USE OF SPECIFICATION WRITING SERVICES UNDER THE COUNTY CONTRACT

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

Authorizing the use of the County of Camden Specification Writing Services Contract with Ignarri-Lummis to prepare Bid and Request for Proposal Services if need be

---

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

RESOLUTION 99-15

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

AYES:	Ms. Rohrer Mr. Spearman Chairman Hosey	ABSENT:	Mr. Schooley Mr. Stevenon
NAYS:	None	ABSTAIN:	Ms. Rohrer on Cooper Medical School of Rowan University; Chairman Hosey on Joseph Jingoli & Sons

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

---

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

RESOLUTION 100-15

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

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

The Commissioners entered into closed session at 8:25 a.m. to discuss personnel matters; Clementon Redevelopment project; lease agreement with Delaware River Ferry Company in regards to Wiggins Waterfront Park; non-disclosure Agreement regarding Campbell's Field Baseball Stadium; Cooper Medical School of Rowan University litigation; CCIA staff member Michael Hagarty

---

*Upon motion by **Mr. Spearman,** seconded by **Ms. Rohrer,** the Board returned to Open Session at 9:00 a.m.*

At this time six (6) walk on Resolutions were introduced

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

RESOLUTION 101-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING THE HIRING OF AN INTERN FOR VARIOUS AUTHORITY OPERATIONS

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

Authorizing the employment of Kelly Kehoe to perform duties of an intern at a rate of $13.00 per hour

---

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

RESOLUTION 102-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING THE HIRING OF TRACY WILSON AS AN EXECUTIVE ASSISTANT TO PERFORM VARIOUS DUTIES AS PART OF THE AUTHORITY'S OPERATION

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

Authorizing the employment of Tracy Wilson as an Executive Assistant at a salary of $35,000.00

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

RESOLUTION 103-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING THE HIRING OF MARIA MAMAS AS AN ADMINISTRATIVE ASSISTANT/RECEPTIONIST TO PERFORM VARIOUS DUTIES AS PART OF THE AUTHORITY'S OPERATION

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

Authorizing the employment of Maria Mamas as an Administrative Assistant at a salary of $35,000.00

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

RESOLUTION 104-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING THE HIRING OF WILLIAM HURLEY AS A PROJECT MANAGER TO PERFORM VARIOUS CONSTRUCTION MANAGEMENT DUTIES AS PART OF THE AUTHORITY'S OPERATION

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

Authorizing the hiring of William Hurley as a Project Manager at a salary of $85,700.00

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

RESOLUTION 105-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING A NON-DISCLOSURE AGREEMENT WITH A CONFIDENTIAL PARTY REGARDING THE BASEBALL STADIUM PROJECT

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

Approving a Non-Disclosure Agreement with a confidential party regarding the Campbell's Field Baseball Stadium

---

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

RESOLUTION 106-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE AWARD OF A PROFESSIONAL SERVICE CONTRACT FOR LEGAL SERVICES RELATED TO THE WATERFORD TOWNSHIP PUBLIC SAFETY/FIREHOUSE FACILITY PROJECT

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

Appointing Dilworth Paxson, LLP as Special Counsel to provide legal services related to the Waterford Township Public Safety/Firehouse Facility Project

---

Chairman Hosey opened the floor to the public. Since there was no discussion from the public, a motion was made by **Ms. Rohrer** seconded by **Mr. Spearman** with three ayes, to adjourn the meeting at 9:12 a.m.

Respectfully Submitted,

Maryanne Manning
Recording Secretary