

CAMDEN COUNTY IMPROVEMENT AUTHORITY
BOARD MEETING
May 19, 2016

The meeting of the Camden County Improvement Authority was held on May 19, 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. Patrick Shuttleworth, Director of Administration
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
Ms. Holly Cass, County Deputy Administrator
Mr. Jeffrey Winitsky, Esquire, Parker McCay, P.A.

Ms. Manning read the Notice in accordance with the open public meetings law. Public notice of the time and date for this meeting was posted in the Courier Post and South Jersey Times Newspaper on April 20, 2016 as a legal notice in compliance with the open public meetings act.

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

Motion was made by **Mr. Spearman**, seconded by **Ms. Rohrer**, with five ayes to approve the minutes from the April 14, 2016 Board Meeting:

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

NAYS:	None	ABSTAIN:	None
-------	------	----------	------

Motion was made by **Mr. Spearman**, seconded by **Mr. Stevenson**, with four ayes and one abstention, to approve the closed session minutes from the April 14, 2016 Board Meeting:

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

NAYS:	None	ABSTAIN:	Ms. Rohrer
-------	------	----------	------------

Motion was made by **Mr. Spearman**, seconded by **Chairman Hosey**, with five ayes to approve the minutes from the April 25, 2016 Special Board Meeting:

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	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 April 25, 2016 Special Board Meeting:

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

NAYS:	None	ABSTAIN:	None
-------	------	----------	------

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, Mr. Jeffrey Winitzky, Esq., gave an update on the Pennsauken Crossroads Redevelopment Project.

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

RESOLUTION 95-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
CONFIRMING THE FINDINGS OF THE NEW JERSEY LOCAL FINANCE
BOARD FOR THE WATERFORD TOWNSHIP PUBLIC SAFETY FACILITY

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

NAYES:	None	ABSTAIN:	None
--------	------	----------	------

Confirming the issuance of the Township General Obligation Loan Revenue Bonds (Waterford Township Public Safety Building Project), Series 2016 in a not-to-exceed aggregate principal amount of \$3,750,000 (Series 2016 Bonds)

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

RESOLUTION 96-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPOINTING A VERIFICATION AGENT FOR THE CAMDEN COUNTY
GUARANTEE REVENUE BONDS (SERIES A OF 2016)

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

NAYES:	None	ABSTAIN:	None
--------	------	----------	------

Appointing Bowman & Co. to provide Verification Agent Services to the Authority in connection with the authorization, issuance and sale of the Camden County Refunding Bonds, Series 2016A

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

RESOLUTION 97-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPOINTING AN UNDERWRITER FOR THE ISSUANCE OF THE AUTHORITY
REVENUE BONDS FOR THE WATERFORD TOWNSHIP PUBLIC SAFETY
FACILITY, SERIES 2016

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

NAYES:	None	ABSTAIN:	None
--------	------	----------	------

Appointing Roosevelt & Cross as Underwriter in connection with the authorization, issuance and sale of the Authority Revenue Bonds, Series 2016, for the Waterford Township Public Safety Facility

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

RESOLUTION 98-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AMENDING THE POOL OF PRE-APPROVED ARCHITECTS AND ENGINEERS TO
CORRECT TYPOGRAPHICAL ERRORS

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Ms. Rohrer
-------	---	---------	------------

NAYES:	None	ABSTAIN:	None
--------	------	----------	------

Amending said list of pre-approved pool of Architects and Engineers to correct typographical errors

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

RESOLUTION 99-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AMENDING THE 2016 ADOPTED BUDGET

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

NAYES:	None	ABSTAIN:	None
--------	------	----------	------

Amending the Authority's 2016 adopted Parking Center budget

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

RESOLUTION 102-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING AND APPROVING A SHARED SERVICES AGREEMENT
BETWEEN THE IMPROVEMENT AUTHORITY AND THE COUNTY OF CAMDEN
FOR PROJECT AND CONSTRUCTION MANAGEMENT AND GENERAL
CONSULTING SERVICES

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

NAYS:	None	ABSTAIN:	None
-------	------	----------	------

Authorizing and Approving a Shared Services Agreement between the Authority and the County of Camden for Project and Construction Management Services

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

RESOLUTION 103-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AMENDING VARIOUS AGREEMENTS ISSUED BY THE DIVISION OF
COMMUNITY DEVELOPMENT WITH VARIOUS VENDORS FOR THE PURPOSE
OF MAKING THE COUNTY OF CAMDEN THE ADMINISTRATOR OF FUNDING
PROVIDED THROUGH THE UNITED STATES DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT

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

NAYES:	None	ABSTAIN:	None
--------	------	----------	------

Appointing the County of Camden as designated Administrator of Funding for the Agreements with various vendors to properly comply with "HUD" regulations

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

RESOLUTION 104-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING AND APPROVING THE HIRING OF TWO SUMMER INTERNS TO
ASSIST THE AUTHORITY WITH VARIOUS OFFICE PROJECTS AND DUTIES

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

ABSENT: None

NAYES: None

ABSTAIN: None

Approving the hiring of two summer interns to assist the Authority with various projects and duties at a pay rate of \$13.00 per hour

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

RESOLUTION 105-16

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

NAYES: None

ABSTAIN: Ms. Rohrer on Cooper Medical School of Rowan Univ.;
Chairman Hosey on Meridian Property Services, Inc. and Northeast Plumbing & HVAC

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. Spearman**, seconded by **Mr. Stevenson**, with five ayes, the following Resolution was adopted:

RESOLUTION 106-16

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
-------	---	---------	------

NAYES:	None	ABSTAIN:	None
--------	------	----------	------

The Commissioners went into closed session at 8:50 a.m. to discuss Crossroads Redevelopment Project, Liberty Property Trust, Cooper Medical School Claims Litigation, and Ms. Pugh personnel matter.

Mr. Schooley excused himself from closed session at 9:18 a.m.

*A motion was made by **Mr. Stevenson**, seconded by **Mr. Spearman** to return to Open Session at 9:20 a.m.*

After review and discussion, and upon motion by **Mr. Stevenson**, seconded by **Ms. Rohrer**, with four ayes, the following Resolution was placed back on the agenda:

RESOLUTION 101-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING QUIT CLAIM DEED BETWEEN THE AUTHORITY AND THE
NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

AYES:	Ms. Rohrer Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Schooley
-------	---	---------	--------------

NAYS:	None	ABSTAIN:	None
-------	------	----------	------

Authorizing to release and relinquish any rights the Authority has in the vacated portion of Marina Drive contiguous to Block 80, Lot 1.01 to the New Jersey Economic Development authority

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

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

RESOLUTION 107-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORIZING ACTIONS TO BE TAKEN RELATING TO THE DEFEASANCE AND REFUNDING OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY GENERAL OBLIGATION REVENUE BONDS (CAMDEN COUNTY COLLEGE PROJECT), SERIES 2008 WITH PROCEEDS OF GENERAL OBLIGATION REFUNDING BONDS ISSUED BY THE COUNTY OF CAMDEN, NEW JERSEY

AYES: Ms. Rohrer
Mr. Spearman
Mr. Stevenson

ABSENT: Mr. Schooley

NAYES: None

ABSTAIN: Chairman Hosey

Authorizing actions to be taken relating to the defeasance and refunding of the Camden County Improvement Authority General Obligation Revenue Bonds (Camden County College Project), Series 2008

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 four ayes, to adjourn the meeting at 9:25 a.m.

Respectfully Submitted,



Maryanne Manning
Recording Secretary