

CAMDEN COUNTY IMPROVEMENT AUTHORITY
BOARD MEETING
October 13, 2016

The meeting of the Camden County Improvement Authority was held on October 13, 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 (via cellphone at 8:05 a.m. until arrival at 8:19 a.m.)
Mr. Stevenson
Chairman Hosey

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

ABSENT: Ms. Rohrer

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. Ralph Condo, Financial & Operational Analyst
Mr. Gino Lewis, Director of Community Development
Mr. Michael Hagarty, Director of Project Management
Mr. Harry Collins, Senior Project Manager
Mr. Andrew Levecchia, Senior Planner
Ms. Tracy Wilson, Executive Assistant
Ms. Maria Mamas, Administrative Assistant
Freeholder Director Louis Cappelli, Jr.,
Ms. Holly Cass, County Deputy Administrator
Mr. Mike Sencindiver, KMS Development

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.

Before voting on the September 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. Schooley**, seconded by **Mr. Stevenson**, with four ayes, to approve the minutes from the September 15, 2016 Board Meeting

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Ms. Rohrer
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NAYS:	None	ABSTAIN:	None
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Motion was made by **Mr. Schooley**, seconded by **Mr. Stevenson**, with four ayes to approve the closed session minutes from the September 15, 2016 Board Meeting

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Ms. Rohrer
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NAYS:	None	ABSTAIN:	None
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Motion was made by **Mr. Schooley**, seconded by **Mr. Stevenson**, with four ayes to approve the minutes from the September 28, 2016 Special Board Meeting

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Ms. Rohrer
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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 review and discussion and upon motion by **Mr. Schooley**, seconded by **Mr. Stevenson**, with four ayes, it was agreed to go out of order on the agenda and into Closed Session only for the Crossroads Redevelopment Project matter since Mr. Mike Sencindiver was present. The other Closed Session matter will be heard later.

RESOLUTION 168-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE AUTHORITY TO GO INTO CLOSED SESSION ONLY FOR
THE CROSSROADS REDEVELOPMENT PROJECT MATTER

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Ms. Rohrer
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NAYES:	None	ABSTAIN:	None
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The Commissioners went into closed session at 8:12 a.m. to discuss the Crossroads Redevelopment Project. Mr. Mike Sencindiver was present

*A motion was made by **Mr. Spearman**, seconded by **Chairman Hosey** to return to Open Session at 8:38 a.m. It was indicated there will be an add on Resolution dealing with the Crossroads matter.*

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

RESOLUTION 158-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
INTRODUCING 2017 OPERATING AND CAPITAL BUDGETS

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 the Authority's 2017 operating and capital budgets

After review and discussion and upon motion by **Chairman Hosey**, seconded by **Mr.**

RESOLUTION 159-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
CORRECTING RESOLUTION 80-16 TO INDICATE THE CROSSROADS
REDEVELOPMENT PROJECT SUPPORT AGREEMENT WAS BETWEEN THE
TOWNSHIP OF PENNSAUKEN AND THE CAMDEN COUNTY IMPROVEMENT
AUTHORITY AND NOT THE COUNTY OF CAMDEN

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Ms. Rohrer
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NAYES:	None	ABSTAIN:	None
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Correcting Resolution #80-16 to indicate the Crossroads Redevelopment Project Support Agreement referenced in that Resolution, is with the Township of Pennsauken and not the County of Camden

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

RESOLUTION 160-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING THE CROSSROADS REDEVELOPMENT PROJECT SUPPORT
AGREEMENT BY AND BETWEEN THE COUNTY OF CAMDEN AND THE
CAMDEN COUNTY IMPROVEMENT AUTHORITY

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

NAYES: None ABSTAIN: None

Confirming the approval of the Crossroads Redevelopment Project Support Agreement with the County of Camden and authorizes the necessary Authority Officials to execute Agreement on behalf of the Authority

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

RESOLUTION 161-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING AN AWARD OF CONTRACT FOR A LICENSED SITE
REMEDIAION PROFESSIONAL (LSRP) FOR THE CROSSROADS
REDEVELOPMENT PROJECT

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

NAYES: None ABSTAIN: None

Authorizing an award of contract to Environmental Resolutions, Inc. to provide Licensed Site Remediation Professional Services to the Authority at the Crossroads Redevelopment Project Site

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

RESOLUTION 162-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING CHANGE ORDER #1 ON THE CONTRACT WITH T&M
ASSOCIATES ON THE JOINT BOARD DEMOLITION PROJECT IN THE CITY OF
CAMDEN

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

NAYES: None ABSTAIN: None

Approving Change Order #1 to T&M Associates Engineering Contract for the Joint Board's Demolition Project in the City of Camden in an amount not to exceed \$12,900.00 related to UST work

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

RESOLUTION 163-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING A CONTINUATION OF THE MONITORING CONTRACT WITH
SIEMENS INDUSTRY, INC FOR THE FIRE ALARM SYSTEM AT THE CCIA
PARKING CENTER IN THE CITY OF CAMDEN

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

NAYES: None ABSTAIN: None

Authorizing the continuation of the Monitoring Contract with Siemens Industry, Inc. for the fire alarm system at the CCIA Parking Center in the City of Camden for a one (1) year term 10/31/16 to 10/29/17 in an annual amount of \$430.00

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

RESOLUTION 164-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING A FURTHER EXTENSION OF THE MEMORANDUM OF UNDERSTANDING BETWEEN THE COUNTY AND THE CAMDEN COUNTY IMPROVEMENT AUTHORITY RELATED TO ADMINISTRATION OF THE CDBG MUNICIPAL AND SOCIAL SERVICES PROGRAMS AND THE HOME PROGRAM

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

NAYS: None ABSTAIN: None

Approving a second amendment to the MOU between the Authority and the County for an extension of its termination date to December 31, 2016

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

RESOLUTION 165-16

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY CONFIRMING AUTHORIZATION OF THE TRANSFER OF VEHICLES FROM THE CAMDEN COUNTY IMPROVEMENT AUTHORITY TO THE COUNTY OF CAMDEN

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

NAYS: None ABSTAIN: None

Authorizing the transfer of three (3) vehicles from the Camden County Improvement Authority to the County of Camden

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

RESOLUTION 168-16

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

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

The Commissioners went into a second closed session at 9:08 a.m. to discuss a personnel matter related to the Authority's Credit Card. The Executive Director was also excused from the Closed Session

*A motion was made by **Mr. Stevenson**, seconded by **Mr. Spearman**, to return to Open Session at 9:34 a.m.*

Mr. Patterson indicated there were no final decisions made in this Closed Session for public announcement.

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 **Mr. Spearman**, with four ayes, to adjourn the meeting at 9:35 a.m.

Respectfully Submitted,



Maryanne Manning
Recording Secretary