

CAMDEN COUNTY IMPROVEMENT AUTHORITY
BOARD MEETING
October 15, 2015

The meeting of the Camden County Improvement Authority was held on October 15, 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:	Mr. Schooley	ABSENT:	Ms. Rohrer
	Mr. Spearman		
	Mr. Stevenson		
	Chairman Hosey		

ALSO PRESENT:

- Mr. James Blanda, Executive Director
- Mr. David Patterson, Solicitor
- Freeholder Director Louis Cappelli
- 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. Harry Collins, Senior Project Manager
- Ralph Condo, Financial & Operational Analyst
- Robert Harris, Community Development Program Manager
- Ms. Tracy Wilson, Executive Assistant
- Ms. Maria Mamas, Administrative Assistant
- Ms. Holly Cass, Deputy County Administrator

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 #160-14 dated December 11, 2014. 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 period time. 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 17, 2015 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 17, 2015 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. Spearman**, with four ayes, the following Resolution was adopted:

RESOLUTION 161-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE ISSUANCE OF AUTHORITY'S REVENUE BONDS (CAMDEN COUNTY CAPITAL BOND PROGRAM), SERIES 2015

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

NAYES: None ABSTAIN: None

Authorizing the issuance of the Authority's Revenue Bonds (Camden County Capital Bond Program), Series 2015

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

RESOLUTION 162-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE ISSUANCE AND SALE OF THE AUTHORITY'S REVENUE BOND (CAMDEN COUNTY CAPITAL BOND PROGRAM BOND RESOLUTION), SERIES 2015 MAKING CERTAIN DETERMINATIONS AND APPROVALS WITH RESPECT TO SAID BOND; AND AUTHORIZING CERTAIN ACTIONS

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

NAYES: None ABSTAIN: None

Authorizing the issuance of a Series of Tax-Exempt Obligations to be designated County Guaranteed Loan Revenue Bonds (County Capital Program), Series A of 2015

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

RESOLUTION 163-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPOINTING A TRUSTEE FOR THE ISSUANCE OF THE CAMDEN COUNTY
CAPITAL BOND PROGRAM, SERIES 2015

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

NAYES: None ABSTAIN: None

Appointing TD Bank as Trustee for the issuance of the Camden County Capital Bond Program, Series 2015

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

RESOLUTION 164-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPOINTING A FINANCIAL ADVISOR FOR THE ISSUANCE OF THE CAMDEN
COUNTY CAPITAL BOND PROGRAM SERIES 2015

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

NAYS: None ABSTAIN: None

Appointing Acacia Financial Group as Financial Advisor for the issuance of the Camden County Capital Bond Program, Series 2015

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

RESOLUTION 165-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING A PRINTER FOR THE ISSUANCE OF THE CAMDEN COUNTY CAPITAL BOND PROGRAM, SERIES 2015

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

NAYES: None ABSTAIN: None

Appointing Bowman & Company as Printer for the issuance of the Camden County Capital Bond Program, Series 2015

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

RESOLUTION 166-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPOINTING AN UNDERWRITER FOR THE ISSUANCE OF THE CAMDEN COUNTY CAPITAL BOND PROGRAM, SERIES 2015

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

NAYES: None ABSTAIN: None

Appointing RBC Capital Markets as Senior Managing Underwriter and PNC Capital Markets as Co-Managing Underwriter for the issuance of the Camden County Capital Bond Program, Series 2015

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

RESOLUTION 167-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
INTRODUCING THE 2016 OPERATING AND CAPITAL BUDGET FOT THE
CAMDEN COUNTY IMPROVEMENT AUTHORITY TO BE SUBMITTED TO NJ
DIVISION OF LOCAL GOVERNMENT SERVICES

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

NAYES: None ABSTAIN: None

Introducing the 2016 operating and capital budget for the Authority for submission to the NJDCA. This is the first step in a two-step process

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

RESOLUTION 168-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING A PROJECT DEVELOPMENT AGREEMENT WITH ROWAN
UNIVERSITY AND COOPER HOSPITAL FOR DEVELOPMENT OF THE HEALTH
SERVICES GARAGE IN THE CITY OF CAMDEN

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

NAYS: None ABSTAIN: None

Authorizing the Project Development Agreement for the Authority to provide Management and Development services to Rowan University and Cooper Hospital for the Health Services Parking Garage in the City of Camden

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

RESOLUTION 169-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING PROJECT DEVELOPMENT AGREEMENT WITH THE JOINT
BOARD OF GOVERNORS FOR THE JOINT BOARD FACILITY IN THE CITY OF
CAMDEN

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

NAYS: None ABSTAIN: None

Authorizing the Project Development Agreement for the Authority to provide Management and Development services to the Joint Board of Governors for the Joint Board Facility to be located in the City of Camden

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

RESOLUTION 170-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE AWARD OF 2014 SUPPLEMENTAL CDBG FUNDS TO
VARIOUS PARTICIPATING MUNICIPALITIES IN AN AMOUNT NOT TO EXCEED
\$160,609.00

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

NAYS: None ABSTAIN: None

Authorizing the acceptance of \$160,609.00 in 2014 in Supplemental Community Development Block Grant Funds to be distributed to three municipal projects: Mt. Ephraim - \$82,000 Improvements to Municipal Building; Barrington - \$37,000 Improvements to Senior Center; Lawnside - \$41,609 Energy Efficient Lighting

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

RESOLUTION 171-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AMENDING A PARKING AGREEMENT WITH ROWAN UNIVERSITY

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Ms. Rohrer
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NAYS:	None	ABSTAIN:	None
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Approving an Amendment to the Parking Agreement with Rowan University for the Authority to reduce the parking spaces allocated to Rowan University in the CCIA Parking Center in the City of Camden from 192 spaces to 132 spaces at a rate of \$7.27 per space per day

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

RESOLUTION 172-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AMENDING A PARKING AGREEMENT WITH CORIELL INSTITUTE

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Ms. Rohrer
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NAYS:	None	ABSTAIN:	None
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Approving an Amendment to the Parking Agreement with the Coriell Institute to reduce the parking spaces (36 spaces) allocated at the CCIA Parking Center in the City of Camden

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

RESOLUTION 173-15

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

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

ABSENT: Ms. Rohrer

NAYS: None

ABSTAIN: Chairman Hosey on
Joseph Jingoli & Sons, Kelco
Electrical and Northeast Plumbing

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 four ayes, the following Resolution was adopted

RESOLUTION 174-15

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

NAYS: None

ABSTAIN: None

The Commissioners entered into closed session at 8:47 a.m. to discuss Crossroads and Clementon Redevelopment Projects, Campbell's Field and personnel issues for a new hire and Michael Hagarty

*Upon motion by **Chairman Hosey**, seconded by **Mr. Spearman**, the Board returned to Open Session at 9:25 a.m.*

At this time one walk on Resolutions was introduced

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

RESOLUTION 175-15

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE HIRING OF TYLER ORLANDO

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

ABSENT: Ms. Rohrer

NAYES: None

ABSTAIN: None

Approving the hiring of Tyler Orlando as a Financial Development Analyst with a salary of \$45,000

Chairman Hosey opened the floor to the public. Since there was no discussion from the public, a motion was made by **Mr. Schooley**, seconded by **Mr. Stevenson** with four ayes, to adjourn the meeting at 9:30 a.m.

Respectfully Submitted,



Maryanne Manning
Recording Secretary