

CAMDEN COUNTY IMPROVEMENT AUTHORITY  
BOARD MEETING  
September 15, 2016

The meeting of the Camden County Improvement Authority was held on September 15, 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. 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. Harry Collins, Senior Project Manager  
Mr. Gino Lewis, Director of Community Development  
Mr. Ralph Condo, Financial & Operational Analyst  
Mr. Robert Klaus, Program Manager  
Mr. Robert Harris, Project Manager  
Ms. Tracy Wilson, Executive Assistant  
Ms. Maria Mamas, Administrative Assistant  
Ms. Holly Cass, County Deputy Administrator

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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.

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Before voting on the August 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.

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Motion was made by **Mr. Spearman**, seconded by **Mr. Stevenson**, with three ayes and one abstention, to approve the minutes from the August 11, 2016 Board Meeting:

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

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**Mr. Schooley** stated he had a question on the August 11, 2016 closed session minutes since he was not in attendance. Motion was made by **Mr. Spearman**, seconded by **Mr. Stevenson**, with four ayes to table the closed session minutes from the August 11, 2016 Board Meeting.

After further discussion it was determined there was no need to table these minutes. Motion was made by **Mr. Spearman**, seconded by **Mr. Stevenson**, with four ayes to remove from the table the closed session minutes from the August 11, 2016 Board Meeting.

Motion was made by **Mr. Spearman**, seconded by **Mr. Stevenson**, with four ayes to approve the closed session minutes from the August 11, 2016 Board Meeting.

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

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

**RESOLUTION 143-16**

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

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 issuance of a Series of tax exempt County Guaranteed Loan Revenue Bonds (County Capital Program), Series 2016*

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

**RESOLUTION 144-16**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE ISSUANCE OF COUNTY GUARANTEED LOAN REVENUE BONDS.

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 issuance of Guaranteed County Loan Revenue Bonds (County Capital Program), Series 2016*

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

**RESOLUTION 145-16**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPOINTING A FINANCIAL ADVISOR FOR THE ISSUANCE OF THE COUNTY  
GUARANTEE LOAN REVENUE BONDS, SERIES 2016 (COUNTY CAPITAL  
PROGRAM)

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Ms. Rohrer
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NAYES:	None	ABSTAIN:	None
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*Appointing Acacia Financial Advisors LLC, for Financial Advisor Services for the County  
Guaranteed Loan Revenue Bonds (County Capital Program), Series 2016*

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

**RESOLUTION 146-16**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPOINTING A PRINTER FOR THE ISSUANCE OF THE COUNTY  
GUARANTEED LOAN REVENUE BONDS COUNTY CAPITAL PROGRAM,  
SERIES 2016

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Ms. Rohrer
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NAYES:	None	ABSTAIN:	None
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*Appointing Bowman & Company, LLP to provide Printer Services for the issuance of the  
County Guaranteed Loan Revenue Bonds (County Capital Program), Series 2016*

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

**RESOLUTION 147-16**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPOINTING A TRUSTEE FOR THE ISSUANCE OF THE COUNTY  
GUARANTEED LOAN REVENUE BONDS FOR THE COUNTY CAPITAL  
PROGRAM, SERIES 2016

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Ms. Rohrer
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NAYES:	None	ABSTAIN:	None
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*Appointing TD Bank to provide Trustee Services for the County Guaranteed Loan Revenue Bonds (County Capital Program), Series 2016*

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

**RESOLUTION 148-16**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPOINTING AN UNDERWRITER FOR THE ISSUANCE OF THE LOAN  
REVENUE BONDS FOR THE COUNTY CAPITAL PROGRAM, SERIES 2016

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Ms. Rohrer
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NAYES:	None	ABSTAIN:	None
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*Appointing Wells Fargo Securities as Senior Manager and M&T Securities as Co-Manager to provide Underwriting Services for the County Guaranteed Loan Revenue Bonds (County Capital Program), Series 2016*

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

**RESOLUTION 149-16**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING AWARD OF CONTRACTS BY FOR COPY PAPER, COMPUTER  
PAPER AND ENVELOPES PURUSANT TO THE COUNTY COOPERATIVE  
PRICING SYSTEM.

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 award of Contract for the purchase of copy paper, computer paper and envelopes from various vendors pursuant to the Camden County Cooperative Pricing System #57-CCCPS*

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

**RESOLUTION 150-16**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
ACKNOWLEDGING AMENDMENT TO COUNTY OF CAMDEN REQUEST FOR  
PROPOSALS POLICY.

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Ms. Rohrer
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NAYS:	None	ABSTAIN:	None
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*Acknowledging and adopting the County's amended Request for Proposals policy*

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

**RESOLUTION 151-16**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPROVING THE RENEWAL OF LIABILITY INSURANCE COVERAGE FOR  
SECURITY AT THE AUTHORITY PARKING GARAGE

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

NAYES: None ABSTAIN: None

*Approving the renewal of the Authority's General Liability Insurance Coverages for security services at the Authority's Parking Garage issued by Scottsdale Insurance Company for the period of September 6, 2016 through September 6, 2017*

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

**RESOLUTION 152-16**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPROVING A SHARED SERVICES AGREEMENT FORM WITH CAMDEN  
COUNTY MUNICIPALITIES FOR PARTICIPATION IN A COUNTY-WIDE  
REGISTRATION PROGRAM FOR ABANDONED PROPERTIES.

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

NAYES: None ABSTAIN: None

*Approving the Shared Services Agreement to be entered into between the Authority and each participating Municipality as part of the County Wide Registration Program for abandoned/foreclosed properties*

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

**RESOLUTION 153-16**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPROVING A CHANGE ORDER #1 ON THE CONTRACT WITH USA  
ENVIRONMENTAL MANAGEMENT, INC. ON THE JOINT BOARD'S  
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 the USA Environmental Management, Inc. contract for the Joint Board's Demolition in the City of Camden for the removal of underground storage tanks, concrete barriers and testing/capping sites in an amount not to exceed \$18,361.39*

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

**RESOLUTION 154-16**

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

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

NAYES: None ABSTAIN: None

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

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

**RESOLUTION 155-16**

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
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NAYES:	None	ABSTAIN:	None
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*The Commissioners went into closed session at 9:04 a.m. to discuss the Crossroads/Renaissance Partners Redevelopment Project; Honeywell ESIP and a Departmental organization restructure in the Accounting Department*

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*A motion was made by Mr. Stevenson, seconded by Mr. Spearman, to return to Open Session at 9:45 a.m.*

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*At this time there was one (1) Walk-on Resolution*

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

**WALK-ON RESOLUTION 156-16**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING AND APPROVING AN EXTENSION OF THE MATURITY DATE  
ON THE MORTGAGE NOTE BETWEEN THE AUTHORITY AND RENAISSANCE  
PARTNERS, LLC.

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Ms. Rohrer
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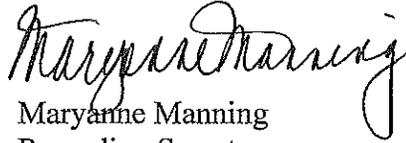
NAYES:	None	ABSTAIN:	None
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*Authorizing and approving the extension of the maturity date of the Mortgage Note for Renaissance Partners, LLC from June 1, 2016 to October 3, 2016*

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**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 9:46 a.m.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Maryanne Manning".

Maryanne Manning  
Recording Secretary