



# ROWAN UNIVERSITY/RUTGERS-CAMDEN BOARD OF GOVERNORS

June 14, 2016  
11:00 am  
Waterfront Technology Center  
200 Federal Street  
Camden, NJ 08103

## **AGENDA**

### EXECUTIVE SESSION

(11:00 a.m. to 12:00 p.m.)

### PUBLIC SESSION – 12:00 p.m.

### CALL TO ORDER

### STATEMENT OF COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT

### ROLL CALL

### PLEDGE OF ALLEGIANCE

### APPROVAL OF MEETING MINUTES

### CEO REPORT

### PUBLIC COMMENT ON AGENDA ITEMS

### MATTERS PRESENTED BY THE CHAIRMAN

- 2016.06.01 Resolution approving FY 2017 Budget.
- 2016.06.02 Resolution authorizing the Chief Executive Officer to initiate the pre-qualification process for contractors.
- 2016.06.03 Resolution authorizing the Board to apply for a bridge loan.
- 2016.06.04 Resolution authorizing the Chief Executive Officer to memorialize ownership and project development agreements with Rutgers University for the development of the Joint Health Sciences Center.

2016.06.05 Resolution authorizing the submission of invoices for FY 2017 to Rowan University and Rutgers-Camden pursuant to New Jersey Medical and Health Sciences Education Restructuring Act, P.L.2012, c 45, s 34.

COMMENTS BY BOARD MEMBERS

PUBLIC COMMENT ON NON-AGENDA ITEMS

CLOSING COMMENTS

ADJOURNMENT



# ROWAN UNIVERSITY/RUTGERS-CAMDEN BOARD OF GOVERNORS

## RESOLUTION Operating Budget No. 2016-06-01

**WHEREAS**, the Rowan University/Rutgers-Camden Board of Governors (hereinafter "Board"), has been constituted under the New Jersey Medical and Health Sciences Education Restructuring Act," P.L.2012, c.45, s.34; and

**WHEREAS**, the Board is an instrumentality of the State of New Jersey and as such is required to ensure that the funds it receives from Rowan University and Rutgers University – Camden are handled in accordance with standards required of governmental bodies; and

**WHEREAS**, the Chief Executive Officer presented the operating budget for fiscal year 2017 to the Finance and Executive Committees and received the consent of the members to send it to the full Board for its consideration; and

**NOW, THEREFORE, BE IT RESOLVED** that the Board is approving the operating budget attached hereto for fiscal year 2017; and

**BE IT FURTHER RESOLVED** that the Board retains the full authority to approve expenditures outlined in the budget with the exception of those business expenditures the Chief Executive Officer is authorized to incur on behalf of the Board, consistent with the bylaws and Board approvals; and

**BE IT FURTHER RESOLVED** that this Resolution will take effect immediately.

**Attachment: FY 2017 Operating Budget  
Rowan University/Rutgers- Camden Board of Governors  
June 14, 2016**

**ROWAN UNIVERSITY-RUTGERS CAMDEN BOARD OF GOVERNORS  
FY 2017 BUDGET**

	FY 2016 Budget	FY 2016 Unaudited	FY 2017 Budget
<b>INCOME</b>			
<b>Operating Receipts</b>			
Rowan University	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000
Rutgers Camden	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000
Carry Forward			
From FY 2016	\$ 8,189,565	\$ 8,207,841	
From FY 2017			\$ 6,115,847
<b>Operating Receipts</b>	<b>\$ 13,189,565</b>	<b>\$ 13,207,841</b>	<b>\$ 11,115,847</b>
<b>Non-Operating Receipts</b>			
Interest Income	\$ 5,000	\$ 4,632	\$ 5,000
Biomedical Facilities Act			\$ 10,000,000
Bridge Loan (to be paid back from Biomedical Facilities Act Funds - September 2016)			\$ 4,000,000
Rental Income		\$ 15,088	
<b>Non-operating Receipts</b>	<b>\$ 5,000</b>	<b>\$ 19,720</b>	<b>\$ 14,005,000</b>
<b>Total Receipts</b>	<b>\$ 13,194,565</b>	<b>\$ 13,227,561</b>	<b>\$ 25,120,847</b>
<b>EXPENSES</b>			
<b>Operating Expenses</b>			
Professional Services			
Accounting	\$ 8,000	\$ 6,326	\$ 8,000
Legal	\$ 125,000	\$ 33,731	\$ 125,000
Planning, Communication & Economic Studies	\$ 100,000	\$ 4,000	\$ 100,000
Financial Advisory Services	\$ 10,000	\$ 15,815	\$ 20,000
Property, General, Personal & WC Insurance	\$ 3,000	\$ 2,756	\$ 10,000
Continuing Ed, Training & Community Programs	\$ 45,000	\$ 15,438	\$ 50,000
Maintenance and Repairs	\$ 30,000	\$ 6,963	\$ 30,000
Office Supplies	\$ 15,200	\$ 2,697	\$ 10,000
Board Meeting Expenditures	\$ 1,200	\$ 848	\$ 1,200
Telephone, Web Hosting & Computer Service	\$ 4,500	\$ 7,316	\$ 7,500
Rent	\$ 24,600	\$ 21,565	\$ 25,000
Legal Advertising	\$ 3,500	\$ 6,785	\$ 10,000
Salaries and Wages	\$ 526,200	\$ 428,736	\$ 520,000
Fringe Benefits	\$ 105,000	\$ 82,762	\$ 125,000
Payroll Taxes (Employer)	\$ 50,000	\$ 28,138	\$ 40,000
Travel	\$ 9,300	\$ 210	\$ 9,000
"Eds & Meds" Corridor Shuttle			\$ 30,000
Academic Programs	\$ 275,000	\$ 7,347	\$ 275,000
<b>Total Operating Expenses</b>	<b>\$ 1,335,500</b>	<b>\$ 671,433</b>	<b>\$ 1,395,700</b>
<b>Capital Expenses</b>			
<b>Joint Health Sciences Center</b>			
Architect With Contingency (reimbursable)	\$ 2,950,000	\$ 402,230	\$ 1,672,750
Project Development Administration (CCIA) (reimbursable)	\$ 300,000	\$ 22,246	\$ 200,000
Land Acquisition Without contingency (reimbursable)	\$ 3,000,000	\$ 3,763,081	\$ -
Demolition/Engineering With Contingency (reimbursable)	\$ 400,000	\$ -	\$ 1,077,120
Site Civil With Contingency (reimbursable)	\$ 200,000	\$ -	\$ 250,000
Legal (reimbursable)	\$ 250,000	\$ 192,984	\$ 76,978
Appraisals (reimbursable)	\$ 55,000	\$ 41,943	\$ -
Survey/Utilities (reimbursable)	\$ 25,000	\$ 18,390	\$ -
Property Acquisition & Relocation Coordinator (reimbursable)	\$ 100,000	\$ 50,631	\$ -
Joint Board Contribution	\$ 1,450,000	\$ -	\$ 884,356
Insurance (reimbursable)	\$ 10,000	\$ 20,711	\$ 10,000
Title Work (reimbursable)	\$ 9,500	\$ -	\$ 10,000
Construction			\$ 2,681,600
Bridge Loan			\$ 4,100,000
<b>Total Capital Expenditures for the JHSCP</b>	<b>\$ 8,749,500</b>	<b>\$ 4,512,216</b>	<b>\$ 10,362,844</b>
<b>HS Campus (Phase II &amp; III) &amp; Other Capital Projects</b>			
Capital and Soft Costs (TBD)	\$ 3,109,565	\$ 1,928,065	\$ 12,762,303
<b>Total Capital Costs for Phase II &amp; III</b>	<b>\$ 3,109,565</b>	<b>\$ 1,928,065</b>	<b>\$ 12,762,303</b>
<b>Total Capital Expenses</b>	<b>\$ 11,859,065</b>	<b>\$ 6,440,281</b>	<b>\$ 23,725,147</b>
<b>Total Expenses</b>	<b>\$ 13,194,565</b>	<b>\$ 7,111,714</b>	<b>\$ 25,120,847</b>
<b>Net Receipts</b>	<b>\$ -</b>	<b>\$ 6,115,847</b>	<b>\$ -</b>



# ROWAN UNIVERSITY/RUTGERS-CAMDEN BOARD OF GOVERNORS

## RESOLUTION Contractor Pre-Qualification No. 2016-06-02

**WHEREAS**, the Rowan University/Rutgers - Camden Board of Governors (hereinafter “Board”), has been constituted under the “New Jersey Medical and Health Sciences Education Restructuring Act,” P.L.2012, c.45, s.34; and

**WHEREAS**, the Board is an instrumentality of the State of New Jersey; and

**WHEREAS**, the Board can plan the operational and governance structure of health science facilities in addition to financing and developing them in Camden;

**WHEREAS**, the Board has the authority to acquire, own, lease, dispose of, use and operate property; and

**WHEREAS**, the Board is undertaking the development and construction of a Joint Health Sciences Campus in Camden (“Campus”); and

**WHEREAS**, Phase I of the Campus development is a Joint Health Sciences Center; and

**WHEREAS**, the Center is currently being designed, and the Board anticipates procurement of construction contracts to commence by Fall/Winter 2016-2017; and

**WHEREAS**, the Board believes it is appropriate as a matter of policy and law to pre-qualify vendors/contractors to build the Center in order to obtain the most highly qualified and experienced construction professionals; and

**WHEREAS**, Section 3, Paragraph 2, of the Board’s Procurement Policy expressly allows for pre-qualification of vendors/contractors, to achieve this end, as follows: “[u]pon receiving authorization from the Board, the Chief Executive Officer may prequalify potential proposers and shall publish a Request for Proposals (RFP);” and

**WHEREAS**, pre-qualification of vendors/contractors to build the Center is also consistent with “State College Contracts Law” (“SCCL”), N.J.S.A. 18A:64-52, et seq.

**NOW, THEREFORE, BE IT RESOLVED** that the Board authorizes the Chief Executive Officer to pre-qualify, through a public procurement, vendors/contractors interested in bidding on the Center project; and

**BE IT FURTHER RESOLVED** that this Resolution will take effect immediately.

**Rowan University/Rutgers- Camden Board of Governors  
June 14, 2016**



# ROWAN UNIVERSITY/RUTGERS-CAMDEN BOARD OF GOVERNORS

## RESOLUTION

### Bridge Loan No. 2016-06-03

**WHEREAS**, the Rowan University/Rutgers - Camden Board of Governors (hereinafter "Board"), has been constituted under the "New Jersey Medical and Health Sciences Education Restructuring Act," P.L.2012, c.45, s.34; and

**WHEREAS**, the Board is an instrumentality of the State of New Jersey; and

**WHEREAS**, the Board can plan the operational and governance structure of health science facilities in addition to financing and developing them in Camden;

**WHEREAS**, the Board has the authority to acquire, own, lease, dispose of, use and operate property; and

**WHEREAS**, the Board is undertaking the development and construction of a Joint Health Sciences Campus in Camden ("Campus"); and

**WHEREAS**, Phase I of the Campus development is construction of a Joint Health Sciences Center; and

**WHEREAS**, the New Jersey Economic Development Authority ("NJEDA") has approved issuance of Biomedical Research Facilities Bonds, Series 2016 (the "Bonds") in the amount of \$50,000,000; and

**WHEREAS**, the Bonds will be used for Phase I, but NJEDA has informed the Board that such funding will not be available until September, 2016, or later; and

**WHEREAS**, the schedule for Phase I anticipated that the NJEDA financing would be available on or about June, 2016; and

**WHEREAS**, to avoid delaying the start of Phase I, the Board, exercising its authority to finance capital improvements of health science facilities, has negotiated a \$4,000,000 bridge loan with Barclays Capital, Inc., which can be drawn on by the Board to start Phase I and will be repayable from the proceeds of the Bonds.

**NOW, THEREFORE, BE IT RESOLVED** that the Board authorizes the Chief Executive Officer to procure the bridge loan Barclays Capital, Inc. in the amount of Four Million Dollars (\$4,000,000) on such terms as have been negotiated, with such loan to be repayable from the proceeds of the Bonds; and

**BE IT FURTHER RESOLVED** that this Resolution will take effect immediately.

**Rowan University/Rutgers- Camden Board of Governors  
June 14, 2016**



# ROWAN UNIVERSITY/RUTGERS-CAMDEN BOARD OF GOVERNORS

## RESOLUTION Ownership and Operating Agreements No. 2016-06-04

**WHEREAS**, the Rowan University/Rutgers - Camden Board of Governors (hereinafter "Board"), has been constituted under the "New Jersey Medical and Health Sciences Education Restructuring Act," P.L.2012, c.45, s.34; and

**WHEREAS**, the Board is an instrumentality of the State of New Jersey; and

**WHEREAS**, the Board can plan the operational and governance structure of health science facilities in addition to financing and developing them in Camden;

**WHEREAS**, the Board has the authority to acquire, own, lease, dispose of, use and operate property; and

**WHEREAS**, the Board is undertaking the development and construction of a Joint Health Sciences Campus in Camden ("Campus"); and

**WHEREAS**, Phase I of the Campus development is a Joint Health Sciences Center (the "Facility") on land owned by the Board; and

**WHEREAS**, the funding for the Facility is being provided by the State of New Jersey through the Biomedical Research Act, N.J.S.A.34:1B-21.31; and

**WHEREAS**, the New Jersey Economic Development Authority ("NJEDA") has approved issuance of Biomedical Research Facilities Bonds, Series 2016 (the "Bonds") in the amount of \$50,000,000; and

**WHEREAS**, consistent with the Biomedical Research Act, the Facility, constructed on land owned by the Board, must be owned by Rutgers, the State University ("Rutgers") and operated by a consortium comprised of Rutgers and Coriell Institute for Medical Research, Inc. ("Coriell"); and

**WHEREAS**, in order to define the respective responsibilities of the Board, Rutgers and Coriell, the parties have negotiated a Ground Lease, a Development Agreement and an Operation and Management Agreement that conform to the Bond documents and have been approved by Bond counsel.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board authorizes the Chief Executive Officer to execute the Ground Lease, Development Agreement and Operation and Management Agreement in the forms that the parties have negotiated and which have been approved by Bond counsel; and

**BE IT FURTHER RESOLVED**, that this resolution will take effect immediately.

**Rowan University/Rutgers-Camden Board of Governors  
June 14, 2016**





# ROWAN UNIVERSITY/RUTGERS-CAMDEN BOARD OF GOVERNORS

## RESOLUTION

### Funds

No. 2016-06-05

**WHEREAS**, the Rowan University/Rutgers-Camden Board of Governors (hereinafter “Board”), has been constituted under New Jersey Medical and Health Sciences Education Restructuring Act (hereinafter “Restructuring Act”), P.L.2012, c.45, s.34; and

**WHEREAS**, the Restructuring Act provides that Rowan University and Rutgers-Camden shall each appropriate \$2.5 Million to the Board annually for operation of the Board; and

**WHEREAS**, the Board is seeking funds for FY 2017.

**NOW, THEREFORE, BE IT RESOLVED** that the Board is authorizing the Chair to submit necessary documentation to Rowan University and Rutgers-Camden to facilitate the transfer of funds in the amounts and as authorized under the Restructuring Act for FY 2017.

**BE IT FURTHER RESOLVED** that this Resolution will take effect immediately.

**Rowan University/Rutgers-Camden Board of Governors**  
**June 14, 2016**