



# ROWAN UNIVERSITY/RUTGERS-CAMDEN BOARD OF GOVERNORS

February 9, 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

- 2016.02.01 Resolution ratifying the acquisition of Lots 63 and 64 on Block 181 from Mr. & Mrs. Chae and Tammy Hahm to advance a Joint Health Science Campus.
- 2016.02.02 Resolution authorizing the award of an Owner's Representative contract for the Joint Health Sciences Center project.
- 2016.02.03 Resolution ratifying the relocation agreement between the Rowan University/Rutgers – Camden Board of Governors and For Your Nails Only, located at Lot 66, Block 181.

- 2016.02.04 Resolution ratifying the relocation agreement between the Rowan University/Rutgers – Camden Board of Governors and Sneaker Villa, Inc., located at Lots 61 & 62, Block 181.
- 2016.2.05 Resolution authorizing the award of a Café Service contract for the Joint Health Science Center.
- 2016.2.06 Resolution approving personnel action.

COMMENTS BY BOARD MEMBERS

PUBLIC COMMENT ON NON-AGENDA ITEMS

CLOSING COMMENTS

ADJOURNMENT



# ROWAN UNIVERSITY/RUTGERS-CAMDEN BOARD OF GOVERNORS

## RESOLUTION

### Purchase of properties to advance the Joint Health Sciences Campus No. 2016.02.01

**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

**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; and

**WHEREAS**, acquiring property is considered a front-end activity requiring careful planning and execution within a prescribed legal framework; and

**WHEREAS**, pursuant to Board Resolution Nos. 2015.04.06 and 2015.12.05, the Chief Executive Officer and counsel have negotiated the acquisition of lots 63 and 64 on Block 181 from Mr. & Mrs. Chae and Tammy Hahm ("Hahm") and have executed a contract of sale consistent with the operating authority granted by the Board in Executive Session; and

**WHEREAS**, the Board and Hahm have agreed on a closing date;

**NOW, THEREFORE, BE IT RESOLVED** that the Board is ratifying the agreement reached by the Board and Hahm to acquire lots 63 and 64 on Block 181 from Mr. & Mrs. Chae and Tammy Hahm in the amount not to exceed Five Hundred Twenty Five Thousand (\$525,000) Dollars as and for just compensation for the acquisition of the properties;

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

**Rowan University/Rutgers - Camden Board of Governors  
February 9, 2016**



# ROWAN UNIVERSITY/RUTGERS-CAMDEN BOARD OF GOVERNORS

## RESOLUTION Owner's Representative Services Contract No. 2016.02.02

**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; and

**WHEREAS**, as a first phase, the Board is initiating a Joint Health Science Center project (hereinafter "Project"); and

**WHEREAS**, consistent with industry standards, it is appropriate to engage the services of a construction management firm to serve as Owner's Representative during the design phase to ensure that the cost and constructability issues are addressed on a timely basis;

**WHEREAS**, pursuant to Resolution No. 2015.12.09, the Board authorized the Chief Executive Officer to procure the services of a construction management firm to serve as Owner's Representative; and

**WHEREAS**, the Board issued a public solicitation for a construction management firm to serve as Owner's Representative for the Project; and

**WHEREAS**, consistent with the Board's procurement policy, the proposals were evaluated and ranked; and

**WHEREAS**, the procurement committee is forwarding its recommendation to the full Board for its consideration.

**NOW, THEREFORE, BE IT RESOLVED** that the Board is awarding the Owner's Representative Services contract to STV in the amount of Seven Hundred Seven Thousand Two Hundred and Eighty Five (\$707,285) Dollars; and

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

**Rowan University/Rutgers - Camden Board of Governors  
February 9, 2016**



# ROWAN UNIVERSITY/RUTGERS-CAMDEN BOARD OF GOVERNORS

## RESOLUTION Relocation Assistance No. 2016.02.03

**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; and

**WHEREAS**, acquiring property is considered a front-end activity requiring careful planning and execution within a prescribed legal framework; and

**WHEREAS**, pursuant to state law, the Board is required to provide relocation assistance to commercial tenants who are required to move their businesses due to the acquisition of properties by the Board; and

**WHEREAS**, the Board has acquired title to lots 50,56,58,61,62, and 66 on Block 181 from VP Camden Broadway Emerald, LLC ("VP Camden"); and

**WHEREAS**, For Your Nails Only ("Nails") is currently leasing a retail store located at 223 Broadway (lot 66); and

**WHEREAS**, pursuant to Board Resolution No. 2015.12.10, the Board has negotiated and memorialized a full, fair and final relocation agreement with Nails; and

**WHEREAS**, the Chief Executive Officer has the operating authority to execute the agreement and process the relocation expense.

**NOW, THEREFORE, BE IT RESOLVED** that the Board is ratifying the relocation agreement memorialized between the Board and Nails in the amount of Twenty Two Thousand One Hundred and Seventy Five (\$22,175) Dollars; and

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

**Rowan University/Rutgers - Camden Board of Governors**  
**February 9, 2016**



# ROWAN UNIVERSITY/RUTGERS-CAMDEN BOARD OF GOVERNORS

## RESOLUTION Relocation Assistance No. 2016.02.04

**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; and

**WHEREAS**, acquiring property is considered a front-end activity requiring careful planning and execution within a prescribed legal framework; and

**WHEREAS**, pursuant to state law, the Board is required to provide relocation assistance to commercial tenants who are required to move their businesses due to the acquisition of properties by the Board; and

**WHEREAS**, the Board has acquired title to lots 50,56,58,61,62, and 66 on Block 181 from VP Camden Broadway Emerald, LLC ("VP Camden"); and

**WHEREAS**, Sneaker Villa, Inc. ("Villa") is currently leasing retail stores located at 213-215 Broadway (lots 61 & 62); and

**WHEREAS**, pursuant to Board Resolution No. 2015.12.10, the Board has negotiated and memorialized a full, fair and final relocation agreement with Villa; and

**WHEREAS**, the Chief Executive Officer has the operating authority to execute the agreement and process the relocation expense.



**NOW, THEREFORE, BE IT RESOLVED** that the Board is ratifying the relocation agreement memorialized between the Board and Villa in the amount of Seventy Five Thousand (\$75,000) Dollars; and

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

**Rowan University/Rutgers - Camden Board of Governors**  
**February 9, 2016**



# **ROWAN UNIVERSITY/RUTGERS-CAMDEN BOARD OF GOVERNORS**

**RESOLUTION  
Café Lease  
No. 2016.02.05**

**RESOLUTION TABLED**



# ROWAN UNIVERSITY/RUTGERS-CAMDEN BOARD OF GOVERNORS

## RESOLUTION CEO Contract Renewal No. 2016.02.06

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

**WHEREAS**, on May 30, 2014 the Board approved a two-year contract for Mr. Kris Kolluri to function as the Chief Executive Officer; and

**WHEREAS**, the Board must notify the Mr. Kolluri of its intention to renew or not renew his employment no later than March 1, 2016; and

**WHEREAS**, Mr. Kolluri has demonstrated a strong work ethic and commitment to the Board’s mission by successfully completing many objectives, including but not limited to, securing \$50 million for a Joint Health Sciences Center (“Center”), acquiring properties necessary to advance the Center, implementing collaborative research projects between Rutgers - Camden and Rowan Universities, and initiating a Medical Assistants Training Program; and

**WHEREAS**, Mr. Kolluri has demonstrated a unique ability to work with internal and external partners, most importantly, Rutgers – Camden and Rowan Universities, to ensure that the Board’s statutory mission and the vision are implemented in a manner that is productive, transparent and accountable; and

**WHEREAS**, the Board believes it is imperative to retain the leadership and dedication Mr. Kolluri brings to Chief Executive Officer position and his stable and continuous management of the Center and other Board projects; and

**WHEREAS**, the Board believes it is appropriate to renew Mr. Kolluri’s employment contract with the Board, immediately upon the expiration of his current contract; and

**WHEREAS**, the Board has considered this matter in Executive Committee and has unanimously recommended that Mr. Kolluri’s contract be renewed.

**NOW, THEREFORE, BE IT RESOLVED** that the Board approves the renewal of Mr. Kris Kolluri's contract, immediately upon the expiration of his current contract on July 1, 2016, subject to terms and conditions negotiated by the Executive Committee and authorized by the Chair; and

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

**Rowan University/Rutgers-Camden Board of Governors**  
**February 9, 2016**