

CAMDEN COUNTY IMPROVEMENT AUTHORITY
BOARD MEETING
May 9, 2024

The meeting of the Camden County Improvement Authority was held on Thursday, May 9, 2024 at the offices of the Authority, 520 Market Street, Camden, NJ 08102 at 8:00 a.m. Ms. Rohrer presided over the meeting, and Maryanne Manning recorded the minutes thereof:

Ms. Rohrer called the meeting to order at 8:00 a.m. and began the meeting with the Pledge of Allegiance.

Ms. Manning called the roll:

Mr. Schooley
Mr. Spearman
Mr. Stevenson
Mr. Tait
Chairman Rohrer

PRESENT: Mr. Schooley (via Teams Computer) ABSENT: None
Mr. Spearman (joined meeting at 8:02 via Teams Audio)
Mr. Stevenson (via Teams Audio)
Mr. Tait (via Teams Computer)
Chairman Rohrer (via Teams audio)

ALSO PRESENT: Mr. James Lex, Executive Director
Mr. David Patterson, Solicitor
Ms. Holly Cass, Deputy County Administrator
Ms. Debra Di Mattia-Ciminera, Chief Financial Officer
Mr. Anthony Bianco, Chief Operating Officer
Ms. Nicole Fallon, Office Manager
Mr. Harry Collins, Deputy Director of Project Management
Ms. Jennifer Bonaccorsi, Assistant Director of Project Mgmt.

NOTICE IN ACCORDANCE WITH THE OPEN PUBLIC MEETINGS LAW. PUBLIC NOTICE OF THE TIME AND DATE FOR THIS MEETING APPEARED IN RESOLUTION #149-23 DATED DECEMBER 14, 2023. 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. IN LIEU OF IN PERSON ATTENDANCE, THE PUBLIC MAY ATTEND AND JOIN THIS MEETING VIA MICROSOFT TEAMS MEETING, AT THE NUMBER(S) LISTED BELOW. TAKE FURTHER NOTICE, THAT ANYONE FROM THE PUBLIC WISHING TO SPEAK WILL BE PERMITTED DURING THE PUBLIC PARTICIPATION PORTION OF THE MEETING. THERE WILL BE A CLOSED SESSION.

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Before voting on the April minutes, Mr. Patterson told the Commissioners that the minutes were sent to the County Commissioner 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. Stevenson**, seconded by **Mr. Tait**, with **five ayes**, to approve the minutes from the April 11, 2024 Board Meeting

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Mr. Tait Chairman Rohrer	ABSENT:	None
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NAYS:	None	ABSTAIN:	None
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Motion was made by **Mr. Stevenson**, seconded by **Mr. Tait**, with **five ayes**, to approve the closed session minutes from the April 11, 2024 Board Meeting

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Mr. Tait Chairman Rohrer	ABSENT:	None
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NAYS:	None	ABSTAIN:	None
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Mr. Lex verbally presented the Executive Director's Report to the Commissioners.

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

RESOLUTION 61-24

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE RENEWAL OF A SHARED SERVICES AGREEMENT WITH
THE BOROUGH OF GIBBSBORO

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Mr. Tait Chairman Rohrer	ABSENT:	None
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NAYES:	None	ABSTAIN:	None
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Renewal of the Shared Services Agreement with the Borough of Gibbsboro to provide Project Facility Management Services

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

RESOLUTION 62-24

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE RENEWAL OF A SHARED SERVICES AGREEMENT WITH
THE BOROUGH OF CHESILHURST

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Mr. Tait Chairman Rohrer	ABSENT:	None
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NAYES:	None	ABSTAIN:	None
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Renewal of the Shared Services Agreement with the Borough of Chesilhurst to provide Redevelopment Services for certain property locations within the Borough of Chesilhurst

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

RESOLUTION 65-24

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE SALE OF BLOCK 2603, LOT 2 ON THE OFFICIAL TAX MAP
OF THE TOWNSHIP OF PENNSAUKEN TO LIVING FAITH MINISTRIES OF
CAMDEN COUNTY, NJ INC.

AYES: Mr. Schooley ABSENT: None
Mr. Spearman
Mr. Stevenson
Mr. Tait
Chairman Rohrer

NAYES: None ABSTAIN: None

Authorizing the sale of Block 2603, Lot 2 to Living Faith Ministries of Camden County, NJ Inc. for the sum of One Hundred Four Thousand (\$104,000.00) Dollars

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

RESOLUTION 66-24

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

AYES: Mr. Schooley ABSENT: None
Mr. Spearman*
Mr. Stevenson
Mr. Tait
Chairman Rohrer

NAYES: None ABSTAIN: None
*Mr. Spearman to abstain on
Environmental Resolutions, Inc.

After review of the Operating and Project expenditures, Ms. Rohrer asked if all expenses were in budget to which Ms. DiMattia-Ciminera confirmed

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

RESOLUTION 67-24

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

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Mr. Tait Chairman Rohrer	ABSENT:	None
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NAYES:	None	ABSTAIN:	None
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The Commissioners went into Closed Session at 8:28 a.m. to discuss procurement and personnel matters

A motion was made by Mr. Schooley, seconded by Mr. Tait, with five ayes to return to open session at 8:42 a.m.

There were two (2) walk on Resolutions:

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

RESOLUTION 68-24

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
REJECTING ALL BIDS FOR BID #2024-01 FOR THE DEMOLITION OF VARIOUS
BUILDINGS AND SITE IMPROVEMENTS

AYES:	Mr. Schooley Mr. Spearman Mr. Steveson Mr. Tait Chairman Rohrer	ABSENT:	None
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NAYES:	None	ABSTAIN:	None
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Rejecting all bids submitted for Bid #2024-01 Buildings and Site Improvements as the lowest submitted bid substantially exceeds the cost estimate for the Project

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

RESOLUTION 69-24

**RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING THE HIRING OF KYLE EBERSOLE AS ASSISTANT ENGINEER**

AYES:	Mr. Schooley	ABSENT:	None
	Mr. Spearman		
	Mr. Stevenson		
	Mr. Tait		
	Chairman Rohrer		

NAYES:	None	ABSTAIN:	None
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Approving the hiring of Klye Ebersole as Assistant Engineer at a salary of One Hundred Ten Thousand (\$110,000.00) Dollars per year effective June 3, 2024

A motion was made by **Mr. Stevenson**, seconded by **Mr. Spearman**, with **five ayes**, to adjourn the meeting at **8:44 a.m.**

Respectfully Submitted,



Maryanne Manning
Recording Secretary