

CAMDEN COUNTY IMPROVEMENT AUTHORITY  
BOARD MEETING  
November 14, 2024

The meeting of the Camden County Improvement Authority was held on Thursday, November 14, 2024 at the offices of the Authority, 520 Market Street, Camden, NJ 08102 at 8:00 a.m. Vice Chairman Schooley presided over the meeting, and Maryanne Manning recorded the minutes thereof:

Mr. Schooley called the meeting to order at 8:05 a.m. and began the meeting with the Pledge of Allegiance.

Ms. Manning called the roll:

Mr. Schooley  
Mr. Spearman (arrived at 8:05 a.m.)  
Mr. Stevenson  
Mr. Tait  
Chairman Rohrer

PRESENT: Mr. Schooley (via TEAMS Computer)      ABSENT: Mr. Tait  
              Mr. Spearman (via cell phone)                Chairman Rohrer  
              Mr. Stevenson (via TEAMS audio)

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

PUBLIC:                Ms. Marge DellaVecchia, Vice President PS&S (via TEAMS  
                              audio)  
                              Mr. Dan Maher, PS&S (via TEAMS audio)  
                              Ms. Lori Kapferer, PS&S (via TEAMS audio)

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 NOT BE A CLOSED SESSION.

Microsoft Teams Meeting

**Join on your computer, mobile app or room device**

[Click here to join the meeting](#)

Meeting ID: 210 375 176 154

Passcode: JDHAZk

[Download Teams](#) | [Join on the web](#)

**Or call in (audio only)**

[+1 856-338-7068,,248743878#](#) United States, Camden

Phone Conference ID: 248 743 878#

[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)

---

Before voting on the October 10, 2024 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. Spearman**, with **three ayes**, to approve the minutes from the October 10, 2024 Board Meeting

AYES: Mr. Schooley  
Mr. Spearman  
Mr. Stevenson

ABSENT: Mr. Tait  
Chairman Rohrer

NAYS: None

ABSTAIN: None

---

Motion was made by **Mr. Stevenson**, seconded by **Mr. Spearman**, with **three ayes**, to approve the closed session minutes from the October 10, 2024 Board Meeting

AYES: Mr. Schooley  
Mr. Spearman  
Mr. Stevenson

ABSENT: Mr. Tait  
Chairman Rohrer

NAYS: None

ABSTAIN: None

---

*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 **two ayes**, and **one abstention**, the following Resolution was adopted:

**RESOLUTION 111-24**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AWARDING A CONTRACT FOR LANDSCAPE DESIGN SERVICES FOR THE  
ADMIRAL WILSON BOULEVARD PROJECT

AYES: Mr. Schooley ABSENT: Mr. Tait  
Mr. Stevenson Chairman Rohrer

NAYES: None ABSTAIN: Mr. Spearman

*Awarding Contract to PS&S for Landscape Design Services for Streetscape  
Improvements along Admiral Wilson Boulevard in an amount of \$314,500.00*

---

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

**RESOLUTION 112-24**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING A SHARED SERVICES AGREEMENT WITH THE CAMDEN  
COUNTY BOARD OF EDUCATION FOR SPACE PLANNING SERVICES

AYES: Mr. Schooley ABSENT: Mr. Tait  
Mr. Spearman Chairman Rohrer  
Mr. Stevenson

NAYES: None ABSTAIN: None

*Approving entering into a Shared Services Agreement with the Camden County Board of  
Education for space planning services*

---

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

**RESOLUTION 113-24**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AWARDING BID #2024-03 FOR THE DEMOLITION OF EASTSIDE HIGH  
SCHOOL IN THE CITY OF CAMDEN

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson	ABSENT:	Mr. Tait Chairman Rohrer
-------	---	---------	-----------------------------

NAYES:	None	ABSTAIN:	None
--------	------	----------	------

*Awarding a contract for Bid #2024-03 for the Demolition of Eastside High School in Camden, NJ to USA Environmental Management Inc. in the amount of Four Million Nine Hundred Eighty-Six Thousand Four Hundred Seventy-Four Dollars (\$4,986,474.00)*

---

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

**RESOLUTION 114-24**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING STATE CONTRACT #21-GNSV1-01461 WITH MERCHANTVILLE  
OVERHEAD DOOR FOR THE HEALTH SCIENCES GARAGE

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson	ABSENT:	Mr. Tait Chairman Rohrer
-------	---	---------	-----------------------------

NAYES:	None	ABSTAIN:	None
--------	------	----------	------

*Awarding a contract for overhead doors at the Health Sciences Garage in the City of Camden to Merchantville Overhead Door Company in the amount of One Hundred Nineteen Thousand Five Hundred Eighty Dollars (\$119,580.00) pursuant to State Contract #21-GNSV1-01461*

---

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

**RESOLUTION 115-24**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
CONFIRMING THE AUTHORIZATION TO HIRE A COMMUNITY  
PROGRAMMING COORDINATOR FOR THE COUNTY HEALTH DEPARTMENT

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson	ABSENT:	Mr. Tait Chairman Rohrer
-------	---	---------	-----------------------------

NAYES:	None	ABSTAIN:	None
--------	------	----------	------

*Confirming the hiring of Patricia DiRenzo as a Community Programming Coordinator for the County Health Department at a salary of Seventy-Five Thousand Dollars (\$75,000.00) with a starting date for said employment of October 28, 2024*

---

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

**RESOLUTION 116-24**

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

AYES:	Mr. Schooley Mr. Spearman * Mr. Stevenson	ABSENT:	Mr. Tait Chairman Rohrer
-------	---	---------	-----------------------------

NAYES:	None	ABSTAIN:	*Mr. Spearman to Abstain on Bowman & Company, LLP and Colliers International Holding
--------	------	----------	---

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

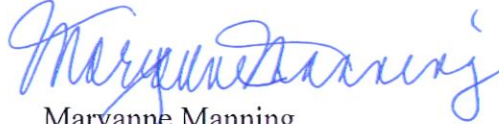
---

**Vice Chairman Schooley** opened the floor to the public at **8:24 a.m.** Ms. Marge Della Vecchia thanked the CCIA for PS&S being awarded to provide comprehensive landscape design services for streetscape improvements along Admiral Wilson Boulevard. She also asked the location site of the Multi Agency Center (MAC) to which Mr. Lex responded the location is at Broadway & Liberty Street in Camden. Ms. Della Vecchia also commented on moving forward on the demo of Eastside High who the contract was awarded to. Mr. Lex responded that USA Environmental Management, Inc. was awarded the contract in an amount of \$4, 986,474,00. Mr. Lex also informed Ms. DellaVecchia that a kick-off meeting for the streetscape improvements project will be scheduled for after Thanksgiving.

---

Seeing there was no further business, a motion was made by **Mr. Spearman**, seconded by **Mr. Stevenson** with **three ayes**, to adjourn the meeting at **8:26 a.m.**

Respectfully Submitted,



Maryanne Manning  
Recording Secretary