CAMDEN COUNTY IMPROVEMENT AUTHORITY **BOARD MEETING** September 12, 2024

The meeting of the Camden County Improvement Authority was held on Thursday, September 12, 2024 at the offices of the Authority, 520 Market Street, Camden, NJ 08102 at 8:00 a.m. Chairman 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)

> Mr. Spearman (via TEAMS audio) Mr. Stevenson (via TEAMS audio)

Mr. Tait

(via TEAMS audio) Chairman Rohrer (via TEAMS audio)

ALSO PRESENT: Mr. James Lex. Executive Director

Mr. David Patterson, Solicitor

Ms. Debra Di Mattia-Ciminera, Chief Financial Officer (via

TEAMS audio)

Ms. Jennifer Bonaccorsi, Assistant Director of Project Mgmt.

Ms. Nicole Fallon, Office Manager

Ms. Holly Cass, Deputy County Administrator (via TEAMS audio)

ABSENT:

None

PUBLIC:

Ms. Marge Della Vecchia, Vice President 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.

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Before voting on the August 8, 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. Tait**, seconded by **Mr. Stevenson**, with **five ayes**, to approve the minutes from the August 8, 2024 Board Meeting

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman

Mr. Stevenson

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. Schooley**, seconded by **Mr. Spearman**, with **five ayes**, the following Resolution was adopted:

RESOLUTION 91-24

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE NEW JERSEY LOCAL FINANCE BOARD PURSUANT TO N.J.S.A. 40A:5A-6 AND N.J.S.A. 40:37A-80

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman

Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Authorizing the submission of an application to the New Jersey Local Finance Board Pursuant to N.J.S.A. 40A:5A-6 and N.J.S.A. 40:37A-80 in an amount not to exceed \$46,000,000 county guaranteed loan revenue obligations in one or more tax-exempt series.

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

RESOLUTION 92-24

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING THE NEW GOVERNMENT RECORD COUNSEL PUBLIC RECORD REQUEST FORM

AYES:

Mr. Schooley

ABSENT: None

Mr. Spearman Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Approving the new public record request form established by the Department of Community Affairs Government Records Counsel that took effect on September 3, 2024

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

RESOLUTION 93-24

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE RENEWAL OF THE LEASE AGREEMENT WITH CONCENTRA

AYES:

Mr. Schooley

ABSENT: None

Mr. Spearman Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Authorizing the renewal of the lease agreement with Concentra with the intent to exercise its fifth one-year option to renew for 300 South Broadway, Suite 1, Camden, NJ which renewal will begin May 1, 2024 and expire on April 30, 2025 which includes a two (2%) percent rental increase on the base rent.

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

RESOLUTION 94-24

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING CONTRACT WITH HARDENBERGH INSURANCE GROUP TO PROVIDE GENERAL GARAGE LIABILITY AND EXCESS INSURANCE COVERAGE

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Approving a contract with Hardenbergh Insurance Group to provide general garage liability and excel liability insurance coverage for the Authority's City of Camden Parking Garage (Cooper Hospital) and the Health Sciences Parking Garage with a policy term effective 9/6/2024 to 11/01/2025.

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

RESOLUTION 95-24

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE HIRING OF THREE NURSES TO SUPPORT THE IMMUNIZATION CLINICS AT LAKELAND

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman

Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Authorizing the hiring of three (3) nurses to support the immunization clinics at Lakeland: Gabrielle Sentak at \$53.85/hr. with a start date of 9/15/2024; Kassandra Nolasco at \$53.85/hr. with a start date of 9/15/2024; Julianna Ford at \$53.85/hr. with a start date of 9/15/2024.

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

RESOLUTION 96-24

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

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

WALK ON RESOLUTIONS

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

RESOLUTION 97-24

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY CONDITIONALLY APPROVING THE AWARD OF A CONTRACT TO GILBANE, INC., OR AN AFFILIATE OR SUBSIDIARY THEREOF, TO SERVE AS MASTER REDEVELOPER IN CONNECTION WITH THE WALTER RAND TRANSPORTATION DISTRICT REDEVELOPMENT PROJECT AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

AYES: Mr. Schooley ABSENT: None

Mr. Spearman Mr. Stevenson Mr. Tait

Chairman Rohrer

NAYES: None ABSTAIN: None

Awarding a contract to Gilbane, Inc., to serve as Master Redeveloper in connection with the Walter Rand Transportation District Redevelopment Project

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

RESOLUTION 98-24

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AWARDING CONTRACT TO ALLIED UNIVERSAL SECURITY SERVICES FOR SECURITY AT THE HEALTH SCIENCES PARKING GARAGE PURSUANT TO STATE CONTRACT T0900 (19-GNSV1-00840)

AYES: Mr. Schooley ABSENT: None

Mr. Spearman Mr. Stevenson Mr. Tait

ivii. Tait

Chairman Rohrer

NAYES: None ABSTAIN: None

Awarding contract to Allied Universal Security Services for Security at the Health Sciences Parking Garage pursuant to State Contract T0900 (19-GNSV1-00840) effective September 1, 2024 for a one (1) year period

Chairman Rohrer opened the floor to the public at 8:35 a.m. Since there was no discussion from the public, a motion was made by Mr. Spearman, seconded by Mr. Tait, with five ayes, to adjourn the meeting at 8:36 a.m.

Respectfully Submitted,

Maryanne Manning Recording Secretary