CAMDEN COUNTY IMPROVEMENT AUTHORITY BOARD MEETING June 13, 2024

The meeting of the Camden County Improvement Authority was held on Thursday, June 13, 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 8:00 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: Mr. Stevenson

Mr. Spearman (via Teams Audio) Chairman Rohrer

Mr. Tait (via Teams Computer)

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

Ms. Nicole Fallon, Office Manager

Mr. Harry Collins, Deputy Director of Project Management Ms. Jennifer Bonaccorsi, Assistant Director of Project Mgmt. Ms. Lisa Anthony, Aide to County Commissioner Director Louis

Capelli, Jr. (via Teams Audio)

PUBLIC: Mr. James Mscisz, USA Environmental Management, Inc. (via

Teams Audio)

Mr. Dilip Kumar, USA Environmental Management Inc. (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 BE A CLOSED SESSION.

Microsoft Teams Meeting

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Before voting on the May 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. Spearman**, seconded by **Mr. Tait**, with **three ayes**, to approve the minutes from the May 9, 2024 Board Meeting

AYES:

Mr. Schooley

ABSENT:

Mr. Stevenson Chairman Rohrer

Mr. Spearman Mr. Tait

NAYS:

None

ABSTAIN:

Motion was made by **Mr. Spearman**, seconded by **Mr. Tait**, with **three ayes**, to approve the closed session minutes from the May 9, 2024 Board Meeting

AYES:

Mr. Schooley

ABSENT:

Mr. Stevenson

Mr. Spearman

Chairman Rohrer

Mr. Tait

NAYS:

None

ABSTAIN:

None

None

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

RESOLUTION 70-24

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AWARDING BID 2024-02 FOR THE DEMOLITION OF VARIOUS BUILDINGS AND SITE IMPROVEMENTS

AYES: Mr. Schooley ABSENT: Mr. Stevenson

Mr. Spearman Chairman Rohrer

Mr. Tait

NAYES: None ABSTAIN: None

Awarding Bid #2024-02 for the demolition of various buildings and site improvements to USA Environmental Management, Inc. in the amount of a base bid of Five Million Eight Hundred Twenty-Seven Thousand Eleven (\$5,827,011.00).

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

RESOLUTION 71-24

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING AN AGREEMENT WITH THE COUNTY OF CAMDEN IN ASSOCIATION WITH COUNTY SHARED SERVICES AGREEMENT

AYES: Mr. Schooley ABSENT: Mr. Stevenson

Mr. Spearman Chairman Rohrer

Mr. Tait

NAYES: None ABSTAIN: None

Authorizing a Shared Services Agreement with the County of Camden for the provision of advancement of funds management throughout various County Departments.

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

RESOLUTION 72-24

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE HIRING OF A PART TIME EMPLOYEE AT THE COUNTY BOAT HOUSE

AYES: Mr. Schooley ABSENT: Mr. Stevenson

Mr. Spearman Chairman Rohrer

Mr. Tait

NAYES: None ABSTAIN: None

Authorizing the hiring of Sydney Mayer as a part time employee at the County Boat House with an hourly rate of \$16.00 and a start date of June 5, 2024.

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

RESOLUTION 73-24

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING AN AGREEMENT WITH COOPER HOSPITAL FOR PROJECT MANAGEMENT SERVICES

AYES: Mr. Schooley ABSENT: Mr. Stevenson

Mr. Spearman Chairman Rohrer

Mr. Tait

NAYES: None ABSTAIN: None

Approving entering into an Agreement with Cooper Hospital to provide Project Management Services.

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

RESOLUTION 74-24

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING A COST-OF-LIVING SALARY INCREASE FOR THE YEAR 2024

AYES:

Mr. Schooley

ABSENT:

Mr. Stevenson

Mr. Spearman

Chairman Rohrer

Mr. Tait

NAYES:

None

ABSTAIN:

None

Approving a Cost-of-Living Salary Adjustment of 2.75% for all Authority employees, except for those Authority employee who may have already received a separate salary increase during January through June 2024, which Cost of Living Salary Adjustment shall take effect January 1, 2024

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

RESOLUTION 75-24

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING A PARTIAL ASSIGNMENT AND ASSUMPTION OF A PORTION OF A REDEVELOPMENT AGREEMENT BETWEEN THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AND AB CLEMENTON, LLC

AYES:

Mr. Schooley

ABSENT:

Mr. Stevenson

Mr. Spearman

Chairman Rohrer

Mr. Tait

NAYES:

None

ABSTAIN:

None

Authorizing the appropriate Officers of the Improvement Authority to execute the Partial Assignment and Assumption of a Portion of a Redevelopment and Property Acquisition Agreement with AB Clementon, LLC subject to AB Clementon, LLC officially approving and executing the Agreement.

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

RESOLUTION 76-24

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

AYES:

Mr. Schooley

ABSENT:

Mr. Stevenson

Mr. Spearman*

Chairman Rohrer

Mr. Tait

NAYES:

None

ABSTAIN: N

None

*Mr. Spearman to abstain on Colliers

Engineering and Design

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

Vice Chairman Schooley opened the floor to the public at 8:30 a.m. Since there was no discussion from the public, a motion was made by Mr. Spearman, seconded by Mr. Tait with three ayes, to adjourn the meeting at 8:31 a.m.

Respectfully Submitted,

Maryanne Manning Recording Secretary