

CAMDEN COUNTY IMPROVEMENT AUTHORITY
BOARD MEETING
March 14, 2024

The meeting of the Camden County Improvement Authority was held on Thursday, March 14, 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
Mr. Spearman (via Teams audio)
Mr. Stevenson
Mr. Tait (via Teams computer)
Chairman Rohrer

ABSENT: None

ALSO PRESENT: Mr. James Lex, Acting Executive Director
Mr. David Patterson, Solicitor
Ms. Debra Di Mattia-Ciminera, Chief Financial Officer (via Teams audio)
Mr. Anthony Bianco, Chief Operating Officer
Mr. Harry Collins, Deputy Director of Project Management
Ms. Jennifer Bonaccorsi, Assistant Director of Project Mgmt.
Ms. Nicole Fallon, Executive Assistant
Ms. Lisa Anthony, Aide to Commissioner Louis Cappelli, Jr. (via Teams audio)

PUBLIC: Ms. Marge DellaVecchia, 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 BE A CLOSED SESSION.

Microsoft Teams Meeting

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At this time Commissioner Reginald Stevenson was sworn in for an additional five -year term to serve as Commissioner to the Authority

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

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

NAYS:	None	ABSTAIN:	None
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Motion was made by **Mr. Spearman**, seconded by **Mr. Stevenson**, with **five ayes**, to approve the closed session minutes from the February 8, 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. Schooley**, seconded by **Mr. Spearman**, with **five ayes**, the following Resolution was adopted:

RESOLUTION 43-24

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING A SHARED SERVICES AGREEMENT WITH THE CAMDEN COUNTY WORKFORCE DEVELOPMENT BOARD (ONE STOP CAREER CENTER PARTNERS)

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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Approving entering into a Shared Services Agreement with the Camden County Workforce Development Board to provide Management Services for Redevelopment Projects located in Camden City

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

RESOLUTION 44-24

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING A CONTRACT FOR ARCHITECTURAL CONCEPT DESIGN SERVICES FOR REDEVELOPMENT PROJECTS LOCATED IN CAMDEN CITY

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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Approving a contract for Architectural Concept Design Services with Spiegle Architectural Group for Redevelopment Projects located in Camden City

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

RESOLUTION 45-24

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AMENDING A SHARED SERVICES AGREEMENT WITH CAMDEN CITY FOR THE PHASE III DEMOLITION PROJECT

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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Amending a Shared Services Agreement for Project Management Services with Camden City for the Phase III Demolition Project

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

RESOLUTION 46-24

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AMENDING A SHARED SERVICES AGREEMENT FOR PROJECT MANAGEMENT SERVICES WITH CAMDEN CITY

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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Amending a Shared Services Agreement for Project Management Services with Camden City on an as needed basis

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

RESOLUTION 47-24

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING A MODIFICATION TO THE SHARED SERVICES AGREEMENT WITH THE CAMDEN HOUSING AUTHORITY

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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Approving a modification to the Shared Services Agreement with the Camden Housing Authority

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

RESOLUTION 48-24

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPOINTING AN AUDITOR FOR THE AUTHORITY

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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Appointing Bowman & Company, LLP to serve as Auditor for the Authority until Reorganization 2025

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

RESOLUTION 49-24

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING A
PROJECT LABOR AGREEMENT FOR THE PHASE 4A CITY OF CAMDEN DEMOLITION
PROJECT

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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Approving a Project Labor Agreement for the Phase 4A City of Camden Demolition Project

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

RESOLUTION 50-24

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

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

ABSENT: None

NAYES: None

ABSTAIN: None; *Mr. Spearman
to abstain on Environmental
Resolutions, Inc. and Colliers
Engineering

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

Chairman Rohrer opened the floor to the public at **8:36 a.m.** there was no comments or discussions from the public.

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

RESOLUTION 51-24

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

NAYES: None

ABSTAIN: None

The Commissioners went into Closed Session at 8:37 a.m. to discuss personnel matters

A motion was made by Mr. Schooley, seconded by Mr. Stevenson, with five ayes to return to open session at 8:50 a.m.

There were three (3) walk on Resolutions:

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

RESOLUTION 52-24

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE HIRING OF EMPLOYEES FOR THE COUNTY GOLF
ACADEMY

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

NAYES: None ABSTAIN: None

Authorizing the hiring of employees for the County Golf Academy: Aydan Hagan with an hourly rate of \$15.13 and a start date of 3/7/24; Austin Bowker with an hourly rate of \$15.13 and a start date of 3/10/24

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

RESOLUTION 53-24

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE HIRING OF A PART TIME EMPLOYEE FOR THE COUNTY
BOATHOUSE

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

NAYES: None ABSTAIN: None

Authorizing the hiring of a part time employee for the County Boathouse: Stefan Jones with an hourly rate of \$16.00 and a start date of 3/9/24
