

CAMDEN COUNTY IMPROVEMENT AUTHORITY
BOARD MEETING
July 11, 2024

The meeting of the Camden County Improvement Authority was held on Thursday, July 11, 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
Mr. Spearman
Mr. Stevenson

ABSENT: Mr. Tait
Chairman Rohrer

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. Jennifer Bonaccorsi, Assistant Director of Project Mgmt.
Mr. Richard Hunt, Esq., Parker McCay, PA, Special Counsel to the Authority

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 June 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 June 13, 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. Spearman**, seconded by **Mr. Stevenson** with **three ayes**, the following Resolution was adopted:

RESOLUTION 77-24

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING AN AMENDMENT/CHANGE ORDER WITH T&M FOR THE
CHARTER SCHOOL PROJECT

AYES: Mr. Schooley
Mr. Spearman
Mr. Stevenson

ABSENT: Mr. Tait
Chairman Rohrer

NAYES: None

ABSTAIN: None

Approving an amendment for a contract with T&M for Engineering Services for the Charter School in an amount not to exceed \$55,000.00

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

RESOLUTION 78-24

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING AN AMENDMENT TO THE AGREEMENT WITH THE CAMDEN
COUNTY LIBRARY TO PROVIDE ADDITIONAL SERVICES

AYES: Mr. Schooley
Mr. Spearman
Mr. Stevenson

ABSENT: Mr. Tait
Chairman Rohrer

NAYES: None

ABSTAIN: None

Approving an Amendment to the Agreement with the Camden County Library to provide Facility Management and other services related to the Camden County Library System Facilities

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

RESOLUTION 79-24

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: None

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 8:11 a.m. there was no comments or discussions from the public.

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

RESOLUTION 80-24

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

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson	ABSENT:	Mr. Tait Chairman Rohrer
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NAYES:	None	ABSTAIN:	None
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The Commissioners went into Closed Session at 8:11 a.m. to discuss Agreements of sale of certain buildings and lot/blocks in the City of Camden and rescinding of Resolution #74-24

A motion was made by Mr. Spearman, seconded by Mr. Stevenson, with three ayes, to return to open session at 8:26 a.m.

There were four walk on Resolutions

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

RESOLUTION 81-24

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING AN AGREEMENT FOR THE SALE OF THE PONTE BUILDING IN
THE CITY OF CAMDEN

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson	ABSENT:	Mr. Tait Chairman Rohrer
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NAYES:	None	ABSTAIN:	None
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Authorizing and approving the preparation of an Agreement for the sale of the Ponte Building

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

RESOLUTION 84-24

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
RESCINDING RESOLUTION 74-24 ADOPTING A NEW RESOLUTION
CAPTIONED "RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT
AUTHORITY APPROVING A COST-OF-LIVING SALARY INCREASE FOR THE
YEAR 2024

AYES: Mr. Schooley
Mr. Spearman
Mr. Stevenson

ABSENT: Mr. Tait
Chairman Rohrer

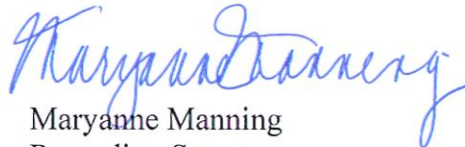
NAYES: None

ABSTAIN: None

Rescinding resolution #74-24 and approving a new Resolution for Cost-of-Living Salary Adjustment of 2.75% for all Authority employees with the exception of newly hired employees which shall take effect January 1, 2024.

A motion was made by **Mr. Spearman**, seconded by **Mr. Stevenson**, with **three ayes**, to adjourn the meeting at **8:29 a.m.**

Respectfully Submitted,



Maryanne Manning
Recording Secretary