# CAMDEN COUNTY IMPROVEMENT AUTHORITY BOARD MEETING April 13, 2023

The meeting of the Camden County Improvement Authority was held on April 13, 2023 by teleconference call at the offices of the Authority, Camden County Courthouse, 520 Market Street, 6<sup>th</sup> Floor, Camden, New Jersey at 8:00 a.m. Chairman Rohrer presided over the meeting, and Maryanne Manning recorded the minutes thereof:

Chairman 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

ABSENT: None

Mr. Spearman Mr. Stevenson

Mr. Tait

Chairman Rohrer

ALSO PRESENT:

Mr. James Lex, Acting Executive Director

Ms. Holly Cass, Deputy County Administrator

Mr. David Patterson, Solicitor

Ms. Debra DiMattia, Chief Financial Officer

Mr. Harry Collins, Deputy Director of Project Management Ms. Jennifer Bonaccorsi, Asst. Director of Project Management

Ms. Nicole Fallon, Office Manager

Ms. Lisa Anthony, Aide to Commissioner Cappelli

PUBLIC:

Ms. Marge Della Vecchia, Vice President PS&S

Mr. Jim Mscisz, Project Manager USA Environmental

Management, Inc.

Ms. Manning read the Notice in Accordance with the Open Public Meetings Law. NOTICE IN ACCORDANCE WITH THE OPEN PUBLIC MEETINGS LAW. PUBLIC NOTICE OF THE TIME AND DATE FOR THIS MEETING APPEARED IN RESOLUTION #149-22 DATED DECEMBER 8, 2022. 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. IN ADDITION, NOTICE THAT THIS MEETING WAS BEING HELD BY CONFERENCE CALL WAS SENT TO THE COURIER POST AND SOUTH JERSEY TIMES NEWSPAPERS, POSTED ON THE DOOR OF THE IMPROVEMENT AUTHORITY AND THE IMPROVEMENT AUTHORITY WEBPAGE.

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

Click here to join the meeting

Meeting ID: 237 266 574 416

Passcode: aTTDEs

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+1 856-338-7068,,64883515# United States, Camden

Phone Conference ID: 648 835 15# Find a local number | Reset PIN **Learn More | Meeting options** 

Before voting on the March 9, 2023, 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. Tait, with five ayes, to approve the minutes from the March 9, 2023 Board Meeting

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman

Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYS:

None

ABSTAIN:

None

Motion was made by Mr. Schooley, seconded by Mr. Stevenson, with five ayes, to approve the closed session minutes from the March 9, 2023 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 57-23**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY MAKING FINDINGS AND DETERMINATIONS WITH RESPECT TO AN APPLICATION SUBMITTED FOR A PROPOSED BOND FINANCING; PRELIMINARILY AUTHORIZING THE ISSUANCE OF THE AUTHORITY'S MULTI-FAMILY HOUSING REVENUE BONDS (NORTHGATE I APARTMENTS PROJECT), IN ONE OR MORE SERIES, TO FINANCE THE COSTS OF CERTAIN PROJECTS TO BE UNDERTAKEN BY OR ON BEHALF OF HUDSON VALLEY PROPERTY GROUP; MAKING CERTAIN DETERMINATIONS AND APPROVALS WITH RESPECT TO SAID PROJECT FINANCINGS AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman

Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Authorizing issuance of Authority's multi-family housing revenue bonds submitted by Hudson Valley Property Group, in one or more series, for rehabilitation and renovation of Northgate I Apartments located at 433 N. 7<sup>th</sup> Street in Camden, New Jersey

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

#### **RESOLUTION 58-23**

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

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 up to \$65,000,1000 in one or more series on a tax-exempt or taxable basis of its Multi-Family Housing Revenue Bonds, for the rehabilitation and renovation of Northgate I apartments located at 433 N. 7<sup>th</sup> Street in Camden, New Jersey

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

### **RESOLUTION 59-23**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPOINTING AN APPRAISER FOR THE ADMIRAL WILSON BOULEVARD PROJECT

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman

Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Appointing J. McHale & Associates, Inc. as Appraiser for the Admiral Wilson Boulevard Project in an amount of \$17,400.00

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

# **RESOLUTION 60-23**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AWARDING THE BID #2023-01 FOR THE DEMOLITION OF THE CAMDEN COUNTY ADMINISTRATION/ BOARD OF SOCIAL SERVICES BUILDING AND SITE IMPROVEMENTS

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman

Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Awarding the Bid #2023-01 for Demolition Services for the Camden County Administration/Board of Social Services Building and Site Improvements in the City of Camden to USA Environmental Management, Inc. in the amount of \$5,587,255.00 and an additional alternate of \$110,000.00

After review and discussion and upon motion by Mr. Schooley, seconded by Mr. Tait, with four ayes, and one abstention, the following Resolution was adopted:

### **RESOLUTION 61-23**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY ESTABLISHING A PRE-APPROVED POOL OF ARCHITECTS AND ENGINEERS

AYES:

Mr. Schooley

ABSENT:

None

Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

Mr. Spearman

Approving a list of pre-qualified Architectural and Engineering firms approved by the County of Camden

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

# **RESOLUTION 62-23**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING A NEGOTIATION OF AN AGREEMENT OF SALE WITH CAMDEN COUNTY FOR ACQUISITION OF BLOCK 54, LOT 3.01 IN THE BOROUGH OF CLEMENTON

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Authorizing a negotiation of an Agreement of Sale with the County of Camden for the transfer of Block 54, Lot 3.01 in the Borough of Clementon to the Authority

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

# **RESOLUTION 63-23**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AMENDING THE 2023 ADOPTED OPERATIONS BUDGET

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman

Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Amending the 2023 Adopted Operations Budget

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

### **RESOLUTION 64-23**

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:

\*Mr. Spearman to

Abstain on line items #97-101

Pennoni

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

Chairman Rohrer opened the floor to the public at **8:30 a.m.** Ms. Marge Della Vecchia commented and is highly in favor on the support of the CCIA financing the Northgate I project to update with repairs and renovations to offer safe and decent housing for its residents.

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

# **RESOLUTION 65-23**

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

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman

Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

The Commissioners went into Closed Session at **8:32 a.m.** to discuss personnel and contractual matters

A motion was made by Mr. Schooley, seconded by Mr. Tait, with five ayes to return to Open Session at 8:52 a.m.

# Walk on Resolutions

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

### **RESOLUTION 66-23**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY REMOVING THE TITLE OF ACTING EXECUTIVE DIRECTOR FOR JAMES LEX AND NAMING HIM THE EXECUTIVE DIRECTOR

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman

Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Removing the title of Acting Executive Director for James Lex and naming Mr. Lex the Executive Director

A motion was made by Mr. Schooley, seconded by Mr. Spearman, with five ayes to adjourn the meeting at 8:53 a.m.

Respectfully Submitted,

Maryanne Manning

**Board Secretary**