

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, 6th 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 DellaVecchia, 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

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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 Mr. Spearman Mr. Stevenson Mr. Tait Chairman Rohrer	ABSENT:	None
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NAYS:	None	ABSTAIN:	None
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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 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 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 Mr. Spearman Mr. Stevenson Mr. Tait Chairman Rohrer	ABSENT:	None
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NAYES:	None	ABSTAIN:	None
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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. 7th Street in Camden, New Jersey

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 CCA 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
