

CAMDEN COUNTY IMPROVEMENT AUTHORITY  
BOARD MEETING  
December 14, 2023

The meeting of the Camden County Improvement Authority was held on December 14, 2023, 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  
Mr. Spearman  
Mr. Stevenson (via Teams conference call)  
Mr. Tait (via Teams conference call)  
Chairman Rohrer (via Teams conference call)

ABSENT: None

ALSO PRESENT: Mr. James Lex, Executive Director (arrived at 8:10 a.m.)  
Ms. Debra DiMattia, Chief Financial Officer  
Mr. Anthony Bianco, Chief Operating Officer  
Ms. Nicole Fallon, Office Manager  
Mr. Harry Collins, Deputy Director of Project Management  
Mr. David Patterson, Solicitor  
Ms. Holly Cass, County Deputy Administrator  
Ms. Lisa Anthony, Aide to Commissioner Director Cappelli (via Teams conference call)

PUBLIC: Ms. Manning read the 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 NO CLOSED SESSION.

**Microsoft Teams Meeting**

**Join on your computer, mobile app or room device**

Click here to join the meeting

Meeting ID: 278 128 850 168

Passcode: nZWBJQ

**Or call in (audio only)**

Download Teams | Join on the web

Before voting on the November 9, 2023 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.

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Motion was made by **Mr. Schooley**, seconded by **Mr. Stevenson**, with **five ayes**, to approve the minutes from the November 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. Spearman**, seconded by **Mr. Schooley**, with **five ayes**, to approve the Closed Session minutes from the November 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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After review and discussion and upon motion by **Mr. Schooley**, seconded by **Mr. Spearman**, with **five ayes**, the following Resolution was adopted:

**RESOLUTION 145-23**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
CONFIRMING THE FINDINGS OF THE NEW JERSEY LOCAL FINANCE BOARD

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

NAYES: None ABSTAIN: None

*Confirming the findings of New Jersey Local Finance Board with the issuance of its tax-exempt County Guaranteed Loan Revenue Bonds (County Capital Program), Series 2023 in an aggregate principal amount not-to-exceed \$15,500,000*

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

**RESOLUTION 146-23**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
ADOPTING THE 2024 BUDGET

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

NAYES: None ABSTAIN: None

*Adopting the CCIA Annual Budget and Capital Budget for the fiscal year beginning January 1, 2024 and ending December 31, 2024*

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Mr. Lex verbally presented the Executive Director's Report to the Commissioners

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

**RESOLUTION 147-23**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPROVING A SHARED SERVICES AGREEMENT BY AND BETWEEN THE  
COUNTY OF CAMDEN AND THE CAMDEN COUNTY IMPROVEMENT  
AUTHORITY FOR REIMBURSEMENT TO THE AUTHORITY RELATIVE TO  
CERTAIN PROGRAMS AND SERVICES

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

*Approving a Shared Services Agreement by and Between the County of Camden and the Camden County Improvement Authority for Reimbursement to the Authority Relative to certain employees for programs and services*

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

**RESOLUTION 148-23**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPROVING THE RENEWAL OF A SHARED SERVICES AGREEMENT WITH  
CAMDEN CITY FOR DEMOLITION SERVICES FOR ABANDONED PROPERTIES

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

*Approving a Shared Services Agreement with Camden City, with regard to the Authority providing demolition services for abandoned properties*

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

**RESOLUTION 149-23**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
ESTABLISHING SCHEDULE OF MEETING DATES AND TIMES FOR THE YEAR  
2024

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

*Approving and adopting the CCIA's schedule of meeting dates and times for the year  
2024*

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

**RESOLUTION 150-23**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
ESTABLISHING SCHEDULE OF HOLIDAYS FOR THE YEAR 2024

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

*Approving and adopting the CCIA's schedule of holidays for the year 2024*

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

**RESOLUTION 151-23**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPROVING SALARY INCREASES FOR PART TIME GOLF ACADEMY  
EMPLOYEES

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

NAYES:	None	ABSTAIN:	None
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*Approving a salary increase for part time Golf Academy Employees John Defeo and Ryder Sullivan with an hourly rate of \$17.00 effective December 1, 2023*

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

**RESOLUTION 152-23**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AWARDING FENCING CONTRACT FOR THE CCIA PARKING CENTER TO  
CONSOLIDATED FENCE

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

*Awarding a contract to provide fencing at the CCIA Parking Center to Consolidated Fence in the amount of Four Hundred Fifty Five Thousand Six Hundred Dollars (\$455,600.00) under State Contract Number A88680-T0640*

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

**RESOLUTION 153-23**

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: None  
\*Mr. Spearman to abstain on Colliers  
Engineering & Design and  
Environmental Resolutions, Inc.

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

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

**RESOLUTION 154-23**

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

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

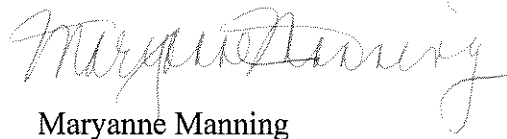
NAYES: None ABSTAIN: None

*The Commissioners went into Closed Session at 8:29 a.m. to discuss a litigation matter.*

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**Chairman Rohrer** opened the floor to the public at **8:41 a.m.** Since there was no discussion from the public, a motion was made by **Mr. Spearman** seconded by **Mr. Stevenson**, with **five eyes** to adjourn the meeting at **8:41 a.m.**

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Maryanne Manning". The signature is written in black ink and is positioned above the printed name.

Maryanne Manning  
Board Secretary