

CAMDEN COUNTY IMPROVEMENT AUTHORITY
BOARD MEETING
May 13, 2021

The meeting of the Camden County Improvement Authority was held on May 13, 2021 at the offices of the Authority, 2220 Voorhees Town Center, Voorhees, New Jersey at 8:00 a.m. Chairman Hosey presided over the meeting, and Maryanne Manning recorded the minutes thereof:

Chairman Hosey called the meeting to order at 8:00 a.m. and began the meeting with the Pledge of Allegiance.

Ms. Manning called the roll:

Ms. Rohrer
Mr. Schooley
Mr. Spearman
Mr. Stevenson
Chairman Hosey

PRESENT:	Ms. Rohrer	ABSENT: Mr. Schooley
	Mr. Spearman	
	Mr. Stevenson	
	Chairman Hosey	

ALSO PRESENT: Mr. Christopher A. Orlando, Interim Executive Director
Mr. David Patterson, Solicitor
Mr. James Lex, Chief Operating Officer
Ms. Debra DiMattia, Chief Financial Officer
Mr. Michael Hagarty, Director of Project Management

PUBLIC: Ms. Marge DellaVecchia, Vice President, PS&S

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 #113-20 dated December 10, 2020. 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 addition, notice that this meeting was being held by conference call due to the covid-19 emergency was sent to the Courier Post and South Jersey Times newspapers, posted on the door of the Improvement Authority and the Improvement Authority webpage. The dial in numbers are 1-888-204-5987, access code 2936370. 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.

Before voting on the April 8, 2021 minutes, Mr. Patterson told the Commissioners that the minutes were sent to the County Freeholder 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 **Ms. Rohrer**, seconded by **Mr. Spearman** with **three ayes** and **one abstention**, to approve the minutes from the April 8, 2021 Board Meeting

AYES: Ms. Rohrer
Mr. Spearman
Chairman Hosey

ABSENT: Mr. Schooley

NAYS: None

ABSTAIN: Mr. Stevenson

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

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

RESOLUTION 60-21

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AMENDING A SHARED SERVICES AGREEMENT BETWEEN THE COUNTY OF
CAMDEN AND THE CAMDEN COUNTY IMPROVEMENT AUTHORITY FOR THE
APPOINTMENT OF AN INTERIM EXECUTIVE DIRECTOR

AYES: Ms. Rohrer
Mr. Spearman
Mr. Stevenson
Chairman Hosey

ABSENT: Mr. Schooley

NAYES: None

ABSTAIN: None

Amending a Shared Services Agreement between the County of Camden and the Camden County Improvement Authority to extend the Agreement for an additional six (6) month time period for Christopher Orlando to serve as the Interim Executive Director which will commence on June 1, 2021 through December 1, 2021

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

RESOLUTION 61-21

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING AND APPROVING A SHARED SERVICES AGREEMENT WITH
THE BOROUGH OF HADDON HEIGHTS TO PROVIDE REDEVELOPMENT
PROJECT MANAGEMENT SERVICES

AYES: Ms. Rohrer
Mr. Spearman
Mr. Stevenson
Chairman Hosey

ABSENT: Mr. Schooley

NAYES: None

ABSTAIN: None

Approving a Shared Services Agreement with the Borough of Haddon Heights to provide Redevelopment Project Management Services for various areas in the Borough to include, but not limited to, areas along the Black Horse Pike, White Horse Pike and Station Avenue

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

RESOLUTION 62-21

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AMENDING 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: Ms. Rohrer
Mr. Spearman
Mr. Stevenson
Chairman Hosey

ABSENT: Mr. Schooley

NAYES: None

ABSTAIN: None

Approving an amendment to the Shared Services Agreement with the County of Camden providing for reimbursement to the Authority relative to certain programs and services

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

RESOLUTION 63-21

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING SALARY ADJUSTMENT FOR DEBRA DIMATTIA

AYES: Ms. Rohrer
Mr. Spearman
Mr. Stevenson
Chairman Hosey
ABSENT: Mr. Schooley

NAYES: None
ABSTAIN: None

Approving a salary adjustment of \$22,000.00 to Debra DiMattia to serve as the CFO for the Borough of Haddon Heights with an additional \$2,000 paid to the Authority for administrative costs, pursuant to the Shared Services Agreement between the parties

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

RESOLUTION 64-21

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING AND APPROVING THE CONVEYANCE AND TRANSFER OF
CERTAIN REAL PROPERTY TO THE COUNTY OF CAMDEN AND THE ROWAN
UNIVERSITY-RUTGERS CAMDEN JOINT BOARD OF GOVERNORS IN
CONNECTION WITH THE CAMDEN ATHLETIC FIELDS PROJECT; AND
AUTHORIZING OTHER NECESSARY ACTIONS IN CONNECTION THEREWITH

AYES: Ms. Rohrer
Mr. Spearman
Mr. Stevenson
Chairman Hosey
ABSENT: Mr. Schooley

NAYES: None
ABSTAIN: None

Approving the conveyance and transfer of certain real property to the County of Camden and the Rowan University-Rutgers Camden Joint Board of Governors in connection with the Camden Athletic Fields Project

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

RESOLUTION 65-21

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING AN AGREEMENT FOR APPRAISAL SERVICES FOR BLOCK 87,
LOT 1 IN THE CITY OF CAMDEN

AYES: Ms. Rohrer ABSENT: Mr. Schooley
Mr. Spearman
Mr. Stevenson
Chairman Hosey

NAYES: None ABSTAIN: None

Approving an Agreement for Appraisal Services for Block 87, Lot 1 in the City of Camden to Colliers for an amount of \$5,000.00

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

RESOLUTION 66-21

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING AN AGREEMENT FOR APPRAISAL SERVICES FOR BLOCK 12302,
LOT 1, AT THE LAKELAND COMPLEX IN THE TOWNSHIP OF GLOUCESTER

AYES: Ms. Rohrer ABSENT: Mr. Schooley
Mr. Spearman
Mr. Stevenson
Chairman Hosey

NAYES: None ABSTAIN: None

Approving an Agreement for Appraisal Services for Block 12302, Lot 1 at the Lakeland Complex in the Township of Gloucester to Colliers in an amount of \$4,750.00

After review and discussion and upon motion by **Chairman Hosey**, seconded by **Ms. Rohrer**, with **four** ayes, the following Resolution was adopted:

RESOLUTION 67-21

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING AN AMENDMENT TO THE REDEVELOPMENT AND PROPERTY ACQUISITION AGREEMENT BY AND BETWEEN THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AS THE REDEVELOPMENT ENTITY AND LEEWOOD/NJ, LLC AS REDEVELOPER

AYES: Ms. Rohrer ABSENT: Mr. Schooley
Mr. Spearman
Mr. Stevenson
Chairman Hosey

NAYES: None ABSTAIN: None

Approving an Amendment to the Redevelopment and Property Acquisition Agreement by and between the Camden County Improvement Authority as the Redevelopment Entity and Leewood/NJ, LLC as Redeveloper

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

RESOLUTION 68-21

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE SALE OF A PORTION OF BLOCK 75, LOTS 25 AND 26 TO CLEMENTON LAND DEVELOPER, LLC

AYES: Ms. Rohrer ABSENT: Mr. Schooley
Mr. Spearman
Mr. Stevenson
Chairman Hosey

NAYES: None ABSTAIN: None

Authorizing the sale of a portion of Block 75, Lots 25 and 26 to Clementon Land Developer, LLC

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

RESOLUTION 69-21

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING TAXABLE COUNTY GUARANTEED LOAN REVENUE
REFUNDING BONDS (COUNTY CAPITAL PROGRAM), SERIES 2021

AYES: Ms. Rohrer ABSENT: Mr. Schooley
Mr. Spearman
Mr. Stevenson
Chairman Hosey

NAYES: None ABSTAIN: None

Authorizing taxable County Guaranteed Loan Revenue Refunding Bonds (County Capital Program), Series 2021

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

RESOLUTION 70-21

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING A DIVIDEND FROM THE CAMDEN COUNTY INSURANCE
FUND COMMISSION FOR THE YEARS 2015, 2016 AND 2017

AYES: Ms. Rohrer ABSENT: Mr. Schooley
Mr. Spearman
Mr. Stevenson
Chairman Hosey

NAYES: None ABSTAIN: None

Authorizing a dividend from the Camden County Insurance Fund Commission to accept the distribution of excess monies from its 2015, 2016 and 2017 Year Fund Accounts

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

RESOLUTION 71-21

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

Ms. Rohrer	ABSENT:	Mr. Schooley
Mr. Spearman		
Mr. Stevenson		
Chairman Hosey		

NAYES:	None	ABSTAIN:	None
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After review of the Operating and Project expenditures, Chairman Hosey asked if all expenses were in budget to which Ms. DiMattia confirmed

Chairman Hosey opened the floor to the public at **8:14 a.m.** Ms. Marge DellaVecchia wished to extend congratulations to the Authority on the Bradlees Stratford Redevelopment site project. Ms. DellaVecchia also inquired how we envision going forward. Mr. Orlando responded that we are waiting for State approvals then afterwards an RFP will be issued for the demo. Following the demo RFP, an RFP will be issued for design services. We are looking to issue the demo RFP within the next thirty (30) days. Since there were no other questions from the public a motion was made by **Chairman Hosey**, seconded by **Mr. Stevenson** with **four ayes**, to go into closed session.

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

RESOLUTION 72-21

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

Ms. Rohrer	ABSENT:	Mr. Schooley
Mr. Spearman		
Mr. Stevenson		
Chairman Hosey		

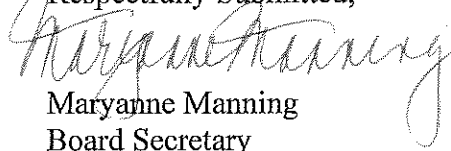
NAYES:	None	ABSTAIN:	None
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The Commissioners went into Closed Session at 8:16 to discuss a personnel matter

A motion was made by **Ms. Rohrer**, seconded by **Mr. Stevenson** to return to open session at **8:21 a.m.**

A motion was made by **Mr. Spearman**, seconded by **Ms. Rohrer**, with **four ayes** to adjourn the meeting at **8:22 a.m.**

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Maryanne Manning".

Maryanne Manning
Board Secretary