

CAMDEN COUNTY IMPROVEMENT AUTHORITY  
BOARD MEETING  
May 11, 2017

The meeting of the Camden County Improvement Authority was held on May 11, 2017 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  
Mr. Schooley  
Mr. Stevenson  
Chairman Hosey

ABSENT: Mr. Spearman

ALSO PRESENT: Mr. Christopher Orlando, Interim Executive Director  
Mr. David Patterson, Solicitor  
Mr. James Lex, Chief Operating Officer  
Ms. Debra DiMattia, Chief Financial Officer  
Mr. Patrick Shuttleworth, Director of Administration  
Mr. Harry Collins, Senior Project Manager  
Mr. Ralph Condo, Financial and Operational Analyst  
Mr. Robert Harris, Project Manager  
Ms. Tracy Wilson, Executive Assistant  
Ms. Maria Mamas, Administrative Assistant

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 #184-16 dated December 15, 2016. 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.

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Before voting on the April 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.

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Motion was made by **Mr. Schooley** seconded by **Ms. Rohrer**, with three ayes and one abstention, to approve the minutes from the April 4, 2017 Special Board Meeting

AYES:	Ms. Rohrer Mr. Schooley Chairman Hosey	ABSENT:	Mr. Spearman
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NAYS:	None	ABSTAIN:	Mr. Stevenson
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Motion was made by **Mr. Schooley**, seconded by **Ms. Rohrer** with four ayes, to approve the minutes from the April 13, 2017 Board Meeting

AYES:	Ms. Rohrer Mr. Schooley Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Spearman
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NAYS:	None	ABSTAIN:	None
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Motion was made by **Ms. Rohrer**, seconded by **Mr. Schooley**, with four ayes, to approve the closed session minutes from the April 13, 2017 Board Meeting

AYES:	Ms. Rohrer Mr. Schooley Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Spearman
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NAYS:	None	ABSTAIN:	None
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Mr. Orlando presented the Executive Director's Report. A copy is on file at the Authority's office

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

**RESOLUTION 80-17**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPOINTING DILWORTH PAXSON LLC AS SPECIAL CONFLICT COUNSEL TO  
PROVIDE BOND COUNSEL AND PROPERTY ADJUSTMENT LEGAL SERVICES  
FOR THE 101 HADDON AVENUE PROJECT

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

NAYES: None ABSTAIN: None

*Appointing Dilworth Paxson, LLC to provide Special Conflict Counsel Legal Services in connection with the authorization, issuance and sale of the County Guaranteed Loan Revenue Bonds for the 101 Haddon Avenue Project, and for property acquisition services for the same project*

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

**RESOLUTION 81-17**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AWARDING ENGINEERING CONTRACT TO PREPARE PLANS AND  
SPECIFICATIONS FOR PHASE II OF THE DEMOLITION PROJECT FOR THE  
ROWAN-RUTGERS JOINT BOARD PROJECT

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

NAYES: None ABSTAIN: None

*Awarding Pennoni Associates to perform Engineering Services to prepare plans and specifications for Phase II of the Rutgers-Rowan Joint Board Demolition Project in the City of Camden in an amount of \$54,550.00*

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

**RESOLUTION 82-17**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AWARDING ENGINEERING CONTRACT TO R2A FOR DESIGN SERVICES FOR  
THE ROWAN-RUTGERS JOINT BOARD PROJECT

AYES:	Ms. Rohrer Mr. Schooley Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Spearman
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NAYES:	None	ABSTAIN:	None
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*Awarding R2A to perform Professional Design Services for the Rutgers-Rowan Joint Board Broadway Retail Project in the City of Camden in an amount of \$80,250.00*

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

**RESOLUTION 83-17**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING AN AWARD OF CONTRACT TO EDMUNDS & ASSOCIATES  
FOR A FINANCIAL SERVICES SOFTWARE PROGRAM

AYES:	Ms. Rohrer Mr. Schooley Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Spearman
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NAYES:	None	ABSTAIN:	None
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*Authorizing an award of contract to Edmunds & Associates for a financial services software program in an amount of \$7,495.00*

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

**RESOLUTION 84-17**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING AN AWARD OF CONTRACT TO PRECISION POWER WASH FOR  
POWER WASHING SERVICES AT THE CCIA PARKING CENTER

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

NAYES: None ABSTAIN: None

*Authorizing an award of contract to Precision Power Wash to provide Power Washing Services at the CCIA Parking Center in the City of Camden in an amount of \$23,650.00*

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

**RESOLUTION 85-17**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPROVING A NAME CHANGE ON THE PRE-APPROVED LIST/POOL OF BOND  
UNDERWRITERS

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

NAYES: None ABSTAIN: None

*Approving name change on list of pre-approved pool of Bond Underwriters from Bank of America Merrill Lynch to BofAML Securities, Inc.*

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

**RESOLUTION 86-17**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AMENDING A SHARED SERVICES AGREEMENT 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 ABSENT: Mr. Spearman  
Mr. Schooley  
Mr. Stevenson  
Chairman Hosey

NAYES: None ABSTAIN: None

*Amending a Shared Services Agreement between the County of Camden and the Camden County Improvement Authority to receive reimbursement to the Authority relative to certain programs and services*

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

**RESOLUTION 87-17**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPROVING A REVISED ORGANIZATIONAL CHART FOR THE AUTHORITY

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

NAYES: None ABSTAIN: None

*Approving a revised Organizational Staff Chart for the Authority*

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

**RESOLUTION 88-17**

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

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

ABSENT: Mr. Spearman

NAYES: None

ABSTAIN: Chairman Hosey on  
Northeast Mechanical

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

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

**RESOLUTION 89-17**

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

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

ABSENT: Mr. Spearman

NAYES: None

ABSTAIN: None

*The Commissioners went into closed session at 8:20 a.m. to discuss Baseball Stadium negotiations, previous Executive Director discussion and personnel items*

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*A motion was made by Ms. Rohrer, seconded by Mr. Schooley, to return to Open Session at 9:10 a.m.*

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*there were two (2) walk-on Resolutions*

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

**RESOLUTION 90-17**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPROVING TITLE CHANGES AND SALARY ADJUSTMENTS FOR CERTAIN  
AUTHORITY EMPLOYEES

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

NAYES: None ABSTAIN: None

*Approving title changes and salary adjustments for Tracy Wilson with a \$5,526.00 salary adjustment, George Bakey with a \$7,500.00 salary adjustment and Robert Harris with a \$7,500 salary adjustment effective June 5, 2017*

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

**RESOLUTION 91-17**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPROVING THE HIRING OF SONIA SONNTAG AS AN EXECUTIVE  
ASSISTANT

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

NAYES: None ABSTAIN: None

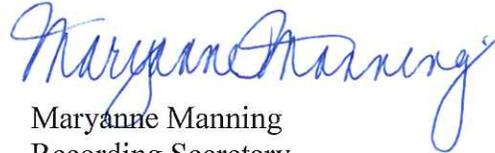
*Approving the hiring of Sonia Sonntag as an Executive Assistant at a salary of \$52,500 effective June 5, 2017*

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**Chairman Hosey** opened the floor to the public. Since there was no discussion from the public, a motion was made by **Mr. Stevenson**, seconded by **Mr. Schooley**, with four ayes, to adjourn the meeting at 9:20 a.m.

Respectfully Submitted,



Maryanne Manning  
Recording Secretary