

CAMDEN COUNTY IMPROVEMENT AUTHORITY  
BOARD MEETING  
July 13, 2017

The meeting of the Camden County Improvement Authority was held on July 13, 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. Spearman  
Mr. Stevenson  
Chairman Hosey

ABSENT: Mr. Schooley

ALSO PRESENT: Mr. Christopher Orlando, Interim Executive Director *by telephone*  
Mr. David Patterson, Solicitor  
Mr. James Lex, Chief Operating Officer  
Mr. Patrick Shuttleworth, Director of Administration  
Ms. Debra DiMattia, Chief Financial Officer  
Mr. Michael Hagarty, Director of Project Management  
Mr. Harry Collins, Deputy Director of Project Management  
Mr. Ralph Condo, Financial and Operational Analyst  
Mr. Robert Harris, Project Manager  
Ms. Sonia Gryzewski, 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 June 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. Spearman**, seconded by **Chairman Hosey**, with two ayes and two abstentions, to approve the minutes from the June 13, 2017 Board Meeting

AYES: Mr. Spearman  
Chairman Hosey

ABSENT: Mr. Schooley

NAYS: None

ABSTAIN: Ms. Rohrer  
Mr. Stevenson

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Motion was made by **Mr. Spearman**, seconded by **Mr. Stevenson** with two ayes and two abstentions to approve the closed session minutes from the June 13, 2017 Board Meeting

AYES: Mr. Spearman  
Chairman Hosey

ABSENT: Mr. Schooley

NAYS: None

ABSTAIN: Ms. Rohrer  
Mr. Stevenson

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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 **Mr. Spearman**, seconded by **Mr. Stevenson** with four ayes, the following Resolution was adopted:

**RESOLUTION 102-17**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING TRANSFER OF A VEHICLE TO THE COUNTY OF CAMDEN

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

NAYES: None ABSTAIN: None

*Authorizing the transfer of a 2001 Dodge Intrepid Vehicle Vin #2B3HD46R11H584265,  
from the Authority to the County of Camden*

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

**RESOLUTION 103-17**

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 PROVIDING PROJECT AND CONSTRUCTION  
MANAGEMENT AND GENERAL CONSULTING SERVICES

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

NAYES: None ABSTAIN: None

*Amending a Shared Services Agreement between the Authority and the County of  
Camden to correctly identify Authority Staff Titles and hourly rates for providing Project  
Management and General Consulting Services*

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

**RESOLUTION 104-17**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY TO PARTICIPATE IN AN AWARD OF A COUNTY CONTRACT FOR SHREDDING SERVICES

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

ABSENT: Mr. Schooley

NAYES: None

ABSTAIN: None

*Authorizing the Authority to participate in the award of a Shredding Contract with the County pursuant to the Camden County Cooperative Pricing System Identifier #57-CCCPS to AcuShred, Inc. on an "as needed" basis in an annual amount of \$100.00*

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

**RESOLUTION 105-17**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING AN AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING WITH THE HOME PORT ALLIANCE ON THE LIGHTING PROJECT FOR THE BATTLESHIP NEW JERSEY

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

ABSENT: Mr. Schooley

NAYES: None

ABSTAIN: None

*Amending the Memorandum of Understanding with the Home Port Alliance for the Lighting Project on the Battleship New Jersey to apply to the BBU for funds and approval*

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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 106-17**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPROVING CHANGE ORDER NO. 1 FOR THE WATERFORD TOWNSHIP  
PUBLIC SAFETY BUILDING PROJECT

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

NAYES: None ABSTAIN: None

*Approving Change Order No. 1 to the Contract between the Authority and Eagle Construction Services, Inc. in an amount of \$72,319.00*

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

**RESOLUTION 107-17**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING A SHARED SERVICES AGREEMENT BETWEEN THE  
AUTHORITY AND THE BOROUGH OF RUNNEMEDE FOR PROJECT  
MANAGEMENT SERVICES

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

NAYES: None ABSTAIN: None

*Authorizing a Shared Services Agreement between the Authority with the Borough of Runnemede to provide Project Management Services for upgrades and renovations to the Borough's Municipal Offices, Recreational Grounds and Community Center*

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

**RESOLUTION 108-17**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AWARDING QUOTE TO PROVIDE TITLE INSURANCE AND RELATED TITLE  
SERVICE FOR THE 101 HADDON AVENUE PROJECT IN CAMDEN CITY

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

NAYES: None ABSTAIN: None

*Approving an award to Title America to provide Title Insurance and related Title Services for the 101 Haddon Avenue Project in Camden City in an amount of \$20,000.00*

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

**RESOLUTION 109-17**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AMENDING AN ENGINEERING CONTRACT TO T&M ASSOCIATES FOR THE  
RUTGERS-ROWAN JOINT BOARD PROJECT

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

NAYES: None ABSTAIN: None

*Amending the Engineering contract to T&M Associates to provide additional services for the Rutgers-Rowan Joint Board Broadway Retail Project at a cost of \$3,700.00*

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

**RESOLUTION 110-17**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING AN AGREEMENT WITH THE COUNTY OF CAMDEN TO  
PERFORM PROJECT MANAGEMENT SERVICES

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

NAYES: None ABSTAIN: None

*Authorizing an agreement between the Authority and the County of Camden to perform Project Management Services on renovations and upgrades to Forrest Hall at the Lakeland Complex and to the Child Advocacy Center in the City of Camden*

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

**RESOLUTION 111-17**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING A SHARED SERVICES AGREEMENT WITH THE BOROUGH OF  
LAUREL SPRINGS FOR PROVIDING REDEVELOPMENT SERVICES

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

NAYES: None ABSTAIN: None

*Authorizing a Shared Service Agreement with the Borough of Laurel Springs to provide Redevelopment Services for the Municipal Complex*

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

**RESOLUTION 112-17**

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

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

NAYES: None ABSTAIN: None

*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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*Add-on Resolution*

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

**RESOLUTION 113-17**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPROVING AWARD OF CONTRACT TO RADEY ASSOCIATES FOR  
ARCHITECTURAL AND ENGINEERING DESIGN SERVICES FOR THE CCIA  
PARKING CENTER RESTORATION PROJECT

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

NAYES: None ABSTAIN: None

*Authorizing an award of contract to Radey Associates to provide Architectural and Engineering Design Services for the CCIA Parking Center Restoration Project at a sum not to exceed \$19,950.00*

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

**RESOLUTION 114-17**

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

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

ABSENT: Mr. Schooley

NAYES: None

ABSTAIN: None

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*The Commissioners went into closed session at 8:20 a.m. to discuss the Crossroads Redevelopment Project, the Baseball Stadium and previous Executive Director.*

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*A motion was made by **Mr. Spearman**, seconded by **Mr. Stevenson**, to return to Open Session at 8:40 a.m.*

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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 **Ms. Rohrer**, with four ayes, to adjourn the meeting at 8:41 a.m.

Respectfully Submitted,



Maryanne Manning  
Recording Secretary