

CAMDEN COUNTY IMPROVEMENT AUTHORITY  
BOARD MEETING  
July 12, 2018

The meeting of the Camden County Improvement Authority was held on July 12, 2018 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. Spearman  
Mr. Stevenson  
Chairman Hosey

ABSENT: None

ALSO PRESENT: Mr. Christopher A. Orlando, Interim Executive Director  
Mr. James Lex, Chief Operating Officer  
Mr. David Patterson, Solicitor  
Mr. Patrick Shuttleworth, Director of Administration  
Ms. Debra DiMattia, Chief Financial Officer  
Mr. Ralph Condo, Director of Government Relations  
Mr. Michael Hagarty, Director of Project Management  
Mr. Harry Collins, Deputy Director of Project Management

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 #184-17 dated December 14, 2017. 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. Schooley**, seconded by **Mr. Stevenson** with four ayes and one abstention, to approve the minutes from the June 14, 2018 Board Meeting

AYES: Mr. Schooley  
Mr. Spearman  
Mr. Stevenson  
Chairman Hosey

ABSENT: None

NAYS: None

ABSTAIN: Ms. Rohrer

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Motion was made by **Mr. Schooley**, seconded by **Mr. Spearman** with four ayes and one abstention, to approve the closed session minutes from the June 14, 2018 Board Meeting

AYES: Mr. Schooley  
Mr. Spearman  
Mr. Stevenson  
Chairman Hosey

ABSENT: None

NAYS: None

ABSTAIN: Ms. Rohrer

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

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

**RESOLUTION 99-18**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
ACCEPTING THE 2017 ANNUAL AUDIT REPORT AND THAT EACH  
AUTHORITY MEMBER HAS PERSONALLY REVIEWED THE AUDIT AND THE  
SCHEDULE OF FINDINGS AND RECOMMENDATIONS

AYES:	Ms. Rohrer Mr. Schooley Mr. Stevenson Mr. Spearman Chairman Hosey	ABSENT:	None
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NAYES:	None	ABSTAIN:	None
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*Accepting the 2017 annual audit report and each Authority member has personally reviewed the audit and schedule of findings and recommendations*

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

**RESOLUTION 100-18**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY TO  
AWARD A CONTRACT FOR HVAC MAINTENANCE SERVICES WITH  
NORTHEAST MECHANICAL SERVICES, INC.

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson	ABSENT:	None
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NAYES:	None	ABSTAIN:	Chairman Hosey
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*Authorizing an award of contract to Northeast Mechanical Services Inc. for maintenance services and repairs at the CCIA Parking Center pursuant to CCCPS-57 in an amount of \$5,485.00*

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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 101-18**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AWARDING CONTRACT FOR DESIGN TEAM SERVICES FOR THE  
MERCHANTVILLE POLICE BUILDING PROJECT

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	None
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NAYES:	None	ABSTAIN:	None
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*Awarding a contract to Settembrino Architects for design team services for the Merchantville Police Building Project in an amount of \$47,500.*

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

**RESOLUTION 102-18**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AWARDING CONTRACT FOR DESIGN TEAM SERVICES FOR THE  
BARRINGTON FIRE HOUSE ROOF PROJECT

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	None
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NAYES:	None	ABSTAIN:	None
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*Awarding a contract to Bach & Associates for design team services for the Barrington Fire House Roof Project in an amount of \$40,000.00*

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

**RESOLUTION 103-18**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AWARDING CONTRACT FOR DESIGN TEAM SERVICES FOR THE 101  
HADDON AVENUE PROJECT

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	None
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NAYES:	None	ABSTAIN:	None
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*Awarding a contract to PS&S Architecture and Engineering, PC for design team services for the 101 Haddon Avenue Project in an amount not to exceed \$215,000.00*

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

**RESOLUTION 104-18**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AWARDING CONTRACT FOR A CONSULTANT FOR THE CAMDEN COUNTY  
COLLEGE ATHLETIC FEASIBILITY STUDY

AYES:	Ms. Rohrer Mr. Schooley Mr. Stevenson Chairman Hosey	ABSENT:	None
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NAYES:	None	ABSTAIN:	Mr. Spearman
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*Awarding a contract to Ewing Cole to provide Consultant Services for the Camden County College Athletic Feasibility Study in an amount of \$65,000.00*

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

**RESOLUTION 105-18**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING A SHARED SERVICES AGREEMENT WITH THE JOINT BOARD  
TO MANAGE THE SURFACE PARKING LOT AT MARTIN LUTHER KING  
BOULEVARD AND BROADWAY

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	None
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NAYES:	None	ABSTAIN:	None
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*Authorizing and approving a Shared Services Agreement with the Joint Board to manage the Surface Parking Lot at Martin Luther King Boulevard and Broadway in the City of Camden*

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

**RESOLUTION 106-18**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AMENDING THE CCIA PARKING CENTER OPERATOR CONTRACT WITH SP+  
TO MANAGE THE SURFACE PARKING LOT AT MARTIN LUTHER KING  
BOULEVARD AND BROADWAY

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	None
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NAYES:	None	ABSTAIN:	None
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*Approving an Amendment to the Contract with SP+ for the management of the Surface Parking Lot at Martin Luther King Boulevard and Broadway in the City of Camden*

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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 107-18**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING AWARD OF CONTRACT TO EAGLE CONSTRUCTION  
COMPANY FOR SITE IMPROVEMENTS AT THE WATERFORD TOWNSHIP  
PUBLIC SAFETY BUILDING

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	None
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NAYES:	None	ABSTAIN:	None
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*Authorizing an award of contract to Eagle Construction Company for site improvements at the Waterford Township Public Safety Building in an amount of \$35,400.00*

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

**RESOLUTION 108-18**

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

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	None
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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*

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*At this time, the Executive Director gave a report on the 2017 Annual Audit*

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

**RESOLUTION 109-18**

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

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	None
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NAYES:	None	ABSTAIN:	None
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*The Commissioners went into closed session at 8:31 a.m. to discuss personnel issues.*

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*At approximately 8:52 a.m. Commissioner Schooley had to exit the Closed Session due to another commitment.*

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*A motion was made by Chairman Hosey, seconded by Ms. Rohrer, to return to Open Session at 8:55 a.m.*

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**there were two (2) Walk on Resolutions**

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

**RESOLUTION 110-18**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPROVING THE HIRING OF AN ASSISTANT DIRECTOR OF PROJECT  
MANAGEMENT

AYES:	Ms. Rohrer Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	Mr. Schooley
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NAYES:	None	ABSTAIN:	None
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*Approving the hiring of Jennifer Bonaccorsi to the position of Assistant Director of Project Management at a salary of \$105,000.00 effective September 4, 2018*

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

**RESOLUTION 111-18**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPROVING SALARY ADJUSTMENTS TO CERTAIN AUTHORITY EMPLOYEES

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

ABSENT: Mr. Schooley

NAYES: None

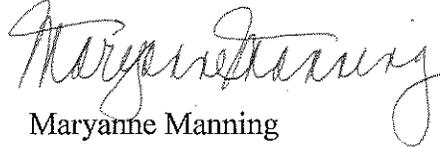
ABSTAIN: None

*Approving salary adjustments to Tracy Wilson to \$55,000.00 and Kelli Kehoe to \$45,900.00 effective July 30, 2018*

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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. Spearman**, seconded by **Mr. Stevenson** with five ayes, to adjourn the meeting at 8:55 a.m.

Respectfully Submitted,



Maryanne Manning  
Recording Secretary