

CAMDEN COUNTY IMPROVEMENT AUTHORITY
BOARD MEETING
September 13, 2018

The meeting of the Camden County Improvement Authority was held on September 13, 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 Maria Mamas 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. Mamas 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. Jennifer Bonaccorsi, Assistant Director of Project Management

Ms. Mamas 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.

Before voting on the August 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 **Mr. Schooley**, seconded by **Mr. Stevenson** with five ayes, to approve the minutes from the August 28, 2018 Special Board Meeting

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	None
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NAYS:	None	ABSTAIN:	None
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Motion was made by **Ms. Rohrer**, seconded by **Mr. Schooley**, with five ayes, to approve the minutes from the August 9, 2018 Board Meeting

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	None
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NAYS:	None	ABSTAIN:	None
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Motion was made by **Mr. Schooley**, seconded by **Ms. Rohrer**, with five ayes, to approve the closed session minutes from the August 9, 2018 Board Meeting

AYES:	Ms. Rohrer Mr. Schooley Mr. Spearman Mr. Stevenson Chairman Hosey	ABSENT:	None
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NAYS:	None	ABSTAIN:	None
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Mr. Orlando verbally presented the Executive Director's Report to the Commissioners.

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

RESOLUTION 120-18

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AMENDING THE 2018 ADOPTED OPERATIONS BUDGET

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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Amending the 2018 Adopted Operations Budget

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

RESOLUTION 121-18

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AMENDING THE 2018 ADOPTED PARKING CENTER BUDGET

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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Amending the 2018 Adopted Parking Center Budget

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

RESOLUTION 122-18

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING THE RENEWAL OF GENERAL/GARAGE LIABILITY AND EXCESS
LIABILITY INSURANCE COVERAGE FOR THE CCIA PARKING CENTER IN THE
CITY OF CAMDEN

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

NAYES: None ABSTAIN: None

Approving the renewal of General/Garage Liability and Excess Liability Insurance Coverage for the CCIA Parking Center in the City of Camden with Hardenbergh Insurance Group

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

RESOLUTION 123-18

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AWARDING A CONTRACT TO BRINKERHOFF ENVIRONMENTAL SERVICES
AS A LICENSED SITE REMEDIATION PROFESSIONAL TO PERFORM
ENVIRONMENTAL TESTING SERVICES AT 1423 FERRY AVENUE IN THE CITY
OF CAMDEN

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

NAYES: None ABSTAIN: None

Awarding a contract to Brinkerhoff Environmental Services as a licensed site remediation professional to perform environmental testing services at 1423 Ferry Avenue in the City of Camden in an amount of \$55,760.00

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

RESOLUTION 124-18

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING AN AWARD OF CONTRACT TO ENVIRONMENTAL
RESOLUTIONS INC. FOR ENVIRONMENTAL TESTING SERVICES RELATED TO
THE PROPOSED PURCHASE OF 200 FEDERAL STREET IN THE CITY OF
CAMDEN

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

ABSENT: None

NAYES: None

ABSTAIN: None

Awarding a contract to Environmental Resolutions, Inc. for environmental testing services related to the proposed purchase of 200 Federal Street in the City of Camden in an amount of \$3,500.00

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

RESOLUTION 125-18

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING AN AWARD OF CONTRACT TO PS&S ENGINEERS FOR
ENGINEERING SERVICES RELATED TO THE PROPOSED PURCHASE OF 200
FEDERAL STREET IN THE CITY OF CAMDEN

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

ABSENT: None

NAYES: None

ABSTAIN: None

Awarding a contract to PS&S Engineers for engineering services related to the proposed purchase of 200 Federal Street in the City of Camden in an amount of \$8,000.00

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

RESOLUTION 126-18

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING AN AWARD OF CONTRACT WITH PSx FOR THE RELOCATION
OF PARKING CONTROL EQUIPMENT AT THE CCIA PARKING CENTER IN THE
CITY OF CAMDEN

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

NAYES: None ABSTAIN: None

Awarding a contract to PSx for the relocation of parking control equipment at the CCIA Parking Center in the City of Camden in an amount of \$9,887.00

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

RESOLUTION 127-18

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE TRANSFER OF THE STADIUM LIGHTS AT THE CAMDEN
BASEBALL STADIUM TO THE BOROUGH OF BARRINGTON

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

NAYES: None ABSTAIN: None

Approving the transfer of the stadium lights at the Camden Baseball Stadium to the Borough of Barrington

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

RESOLUTION 128-18

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AMENDING A SHARED SERVICES AGREEMENT BETWEEN THE COUNTY OF
CAMDEN, DIVISION OF OPEN SPACE & FARMLAND PRESERVATION, AND
THE CAMDEN COUNTY IMPROVEMENT AUTHORITY FOR PROJECT
MANAGEMENT SERVICES FOR THE MASONIC LODGE DEMOLITION
PROJECT IN CHERRY HILL

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 Shared Services Agreement with the County of Camden, Division of Open Space & Farmland Preservation for the Authority to perform Project Management Services for the Masonic Lodge Demolition Project in the Township of Cherry Hill

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

RESOLUTION 129-18

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING A PROJECT DEVELOPMENT AGREEMENT WITH CAMDEN'S
CHARTER SCHOOL NETWORK FOR ITS MAIN CAMPUS CAPITAL
IMPROVEMENT PLAN

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 a Project Development Agreement with the Camden's Charter School Network to provide Project Management Services for its Main Campus Capital Improvement Plan

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

RESOLUTION 130-18

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AWARDING APPRAISAL CONTRACT FOR APPRAISAL SERVICES TO ASPEN
APPRAISALS FOR THE 2600 MT. EPHRAIM AVENUE PARKING AREA PROJECT

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

ABSENT: None

NAYES: None

ABSTAIN: None

Awarding a contract to Aspen Appraisals to perform professional appraisal services for the 2600 Mt. Ephraim Avenue Parking Area Project in an amount of \$2,850.00

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

RESOLUTION 131-18

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY TO
PARTICIPATE IN AWARD OF BID FOR CONTRACTS WITH VARIOUS
VENDORS FOR COPY, COMPUTER PAPER AND ENVELOPES PURSUANT TO
THE CAMDEN COUNTY COOPERATIVE PRICING SYSTEM

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

ABSENT: None

NAYES: None

ABSTAIN: None

Approving the award of contracts to various vendors for copy, computer paper and envelopes pursuant to the Camden County Cooperative Pricing System for a period of six (6) months commencing on or about September 1, 2018 to February 28, 2019

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

RESOLUTION 132-18

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

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

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

RESOLUTION 133-18

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

NAYES: None

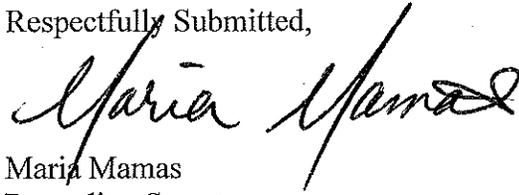
ABSTAIN: None

The Commissioners went into closed session at 8:34a.m. to discuss Voorhees Township Redevelopment Plan for the Echelon Mall; possible purchase of 707-709 Market Street in the City of Camden; the hiring of a Project Manager for the 2600 Mt. Ephraim Avenue Project

A motion was made by Mr. Schooley, seconded by Mr. Stevenson, to return to Open Session at 9:07 a.m.

Chairman Hosey opened the floor to the public. Since there was no discussion from the public, a motion was made by **Mr. Schooley**, seconded by **Mr. Stevenson**, with five ayes, to adjourn the meeting at 9:07 a.m.

Respectfully Submitted,

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

Maria Mamas
Recording Secretary