

CAMDEN COUNTY IMPROVEMENT AUTHORITY
BOARD MEETING
January 10, 2019

The meeting of the Camden County Improvement Authority was held on January 10, 2019 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

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

ALSO PRESENT: Mr. Christopher A. Orlando, Interim Executive Director
Mr. James Lex, Chief Operating Officer
Mr. David Patterson, Solicitor
Ms. Debra DiMattia, Chief Financial Officer
Mr. Ralph Condo, Director of Government
Mr. Michael Hagarty, Director of Project Management
Mr. Harry Collins, Deputy Director of Project Management
Ms. Jennifer Bonaccorsi, Assistant Dir. of Project Mgmt.
Mr. Kevin Fitzsimons, Senior Project Manager

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 #165-18 dated December 13, 2018. 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 December 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 December 13, 2018 Board Meeting

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| 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. Spearman** with five ayes, to approve the closed session minutes from the December 13, 2018 Board Meeting

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| 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 **Chairman Hosey**, seconded by **Mr. Spearman**, with five ayes, the following Resolution was adopted:

RESOLUTION 01-19

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
RENEWING CONTRACT WITH SP+ AS OPERATOR OF THE AUTHORITY
PARKING CENTER IN CAMDEN CITY

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| AYES: | Ms. Rohrer Mr. Schooley Mr. Spearman Ms. Stevenson Chairman Hosey | ABSENT: | None |
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| NAYES: | None | ABSTAIN: | None |
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Approving renewal of contract with SP+ as Operator of the Authority Parking Center in Camden City.

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

RESOLUTION 02-19

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPOINTING AN AUDITOR

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| 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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Appointing Bowman & Company as Auditor for the Authority through January 2020 or until a successor is appointed.

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

RESOLUTION 03-19

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING AND AUTHORIZING ELEVATOR MAINTENANCE AND REPAIR SERVICE CONTRACT WITH ACE ELEVATOR, LLC

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

NAYES: None ABSTAIN: None

Under No.57-CCCPS, approving a one-year contact with ACE Elevator, LLC for Maintenance and Repair Services at the Authority Parking Center in the City of Camden at the cost of \$27,360.00 with the County's discretion to exercise a second-year option

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

RESOLUTION 04-19

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING AN AGREEMENT OF SALE WITH THE DELAWARE RIVER PORT AUTHORITY TO PURCHASE BLOCK 139.02, LOT 1 IN TH CITY OF CAMDEN

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

NAYES: None ABSTAIN: None

Authorizing an Agreement of Sale with the Delaware River Port Authority to purchase Block 139.02, Lot 1 on the Official Tax Map of the City of Camden, as part of the Florio Land Acquisition Project.

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

RESOLUTION 05-19

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING AND APPROVING A CONSTRUCTION MANAGEMENT CONTRACT WITH JOSEPH JINGOLI AND SON, INC. FOR THE HEALTH SERVICES PARKING CENTER PROJECT

AYES: Mr. Rohrer
Mr. Schooley
Mr. Spearman
Mr. Stevenson

ABSENT: None

NAYES: None

ABSTAIN: Chairman Hosey

Awarding a Professional Services Contract to Joseph Jingoli and Son, Inc. to provide Construction Management Services for the Health Services Parking Center Project in the City of Camden in an amount not to exceed \$475,000.00

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

RESOLUTION 06-19

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING AN AMENDMENT TO THE CONTRACT WITH ENVIRONMENTAL RESOLUTIONS INC. ("ERI") FOR ADDITIONAL TESTING SERVICES AT THE CROSSROADS PROJECT TO COMPLY WITH NJDEP PERMIT REQUIREMENTS

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

ABSENT: None

NAYES: None

ABSTAIN: None

Authorizing an Amendment to the Contract with ERI for additional off-site testing services at the Crossroads Redevelopment Project to comply with NJDEP Permit requirements.

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

RESOLUTION 07-19

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING A CONTRACT WITH BRINKERHOFF ENVIRONMENTAL
SERVICES FOR ENVIRONMENTAL TESTING SERVICES FOR THE FERRY
AVENUE PROJECT

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| 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 a Professional Services Contract with Brinkerhoff Environmental Services to provide Environmental Testing Services at the Ferry Avenue Project in an amount of \$21,250.00

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

RESOLUTION 08-19

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AWARDING AN APPRAISAL CONTRACT FOR APPRAISAL SERVICES TO
J. MCHALE & ASSOCIATES, FOR THE JOINT BOARD PROJECT

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| 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 Professional Services Contract to J. McHale & Associates, Inc. to provide Appraisal Services to the Authority for the Joint Board Project in an amount of \$10,100.00

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

RESOLUTION 09-19

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING LEASE AGREEMENT WITH LIVE NATION FOR THE 2019 CONCERT SERIES

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| 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 a Ground Lease Agreement with Live Nation for the premises located at Block 139, Lot 11.02 for the 2019 Concert Season.

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

RESOLUTION 10-19

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AMENDING RESOLUTION 146-18 WHICH AMENDED A SHARED SERVICES AGREEMENT BETWEEN THE COUNTY OF CAMDEN AND THE CAMDEN COUNTY IMPROVEMENT AUTHORITY FOR THE APPOINTMENT OF AN INTERIM EXECUTIVE DIRECTOR

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| 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 Resolution #146-18 to indicate the term of office for Christopher Orlando as the Authority Interim Executive Director from November 1, 2018 to April 30, 2019.

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

RESOLUTION 11-19

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING SALARY ADJUSTMENTS FOR AUTHORITY EMPLOYEES

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| 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 a Salary Increase of Two (2%) Percent for all Authority Employees.

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

RESOLUTION 12-19

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

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| 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

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

RESOLUTION 13-19

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING THE 2019 COUNTY OF CAMDEN RFP TEMPLATE AND RELATED
POLICIES AND PROCEDURES

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| 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 the 2019 County RFP Template and Related Policies and Procedures to be used by the Authority when advertising and soliciting RFP's.

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

RESOLUTION 14-19

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING THE 2019 COUNTY OF CAMDEN GENERAL BID BOILERPLATE
FORMAT

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| 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 the 2019 County General Bid Boilerplate Format to be used by the Authority when advertising and soliciting bids for Authority projects.

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

RESOLUTION 15-19

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 8:38 a.m. to discuss personnel issues

A motion was made by Mr. Stevenson, seconded by Mr. Spearman, to return to Open Session at 8:56 a.m.

At this time, there was one (1) Walk on Resolution

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

RESOLUTION 16-19

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

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

ABSENT: None

NAYES: None

ABSTAIN: None

Approving Title Change and Salary Adjustment to Tyler Orlando, Project Manager (\$9,062.00); Salary Adjustment to George Bakey (\$4,452.00); Salary Adjustment to James Stack (\$3,500.00).

Chairman Hosey opened the floor to the public. Since there was no discussion from the public, a motion was made by **Ms. Rohrer**, seconded by **Mr. Spearman**, with five ayes, to adjourn the meeting at **9:00 a.m.**

Respectfully Submitted,

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

Maryanne Manning
Recording Secretary