

CAMDEN COUNTY IMPROVEMENT AUTHORITY  
BOARD MEETING  
May 9, 2019

The meeting of the Camden County Improvement Authority was held on May 9, 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

PRESENT: Mr. Schooley  
Mr. Spearman  
Chairman Hosey

ABSENT: Ms. Rohrer  
Mr. Stevenson

ALSO PRESENT: Ms. Debra DiMattia, Chief Financial Officer  
Mr. James Lex, Chief Operating Officer  
Mr. David Patterson, Solicitor  
Mr. Ralph Condo, Director of Government  
Mr. Michael Hagarty, Director of Project Management  
Mr. Kevin Fitzsimons, 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.

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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.

Motion was made by **Mr. Spearman**, seconded by **Mr. Schooley**, with three ayes, to approve the minutes from the April 11, 2019 Board Meeting

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

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Motion was made by **Mr. Schooley**, seconded by **Mr. Spearman**, with three ayes to approve the closed session minutes from the April 11, 2019 Board Meeting

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

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In Mr. Orlando's absence, Ms. DiMattia verbally presented the Executive Director's Report to the Commissioners.

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

**RESOLUTION 80-19**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING AWARD OF CONTRACT TO CRAIG TESTING LABORATORIES,  
INC. FOR BID #2019-01 FOR MATERIAL TESTING AND INSPECTION SERVICES  
FOR ROWAN UNIVERSITY HEALTH SERVICES GARAGE PROJECT

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

*Authorizing award of contract to Craig Testing Laboratories, Inc. for Bid #2019-01  
Material Testing and Inspection Services for Rowan University Health Services Garage  
Project in an amount of \$122,540.00*

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

**RESOLUTION 81-19**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPROVING A SHARED SERVICES AGREEMENT BETWEEN THE CAMDEN  
COUNTY IMPROVEMENT AUTHORITY AND THE CITY OF CAMDEN FOR THE  
CITY OF CAMDEN'S PARTICIPATION IN THE COUNTY WIDE-REGISTRATION  
PROGRAM FOR ABANDONED PROPERTIES

AYES:	Mr. Schooley Mr. Spearman Chairman Hosey	ABSENT:	Ms. Rohrer Mr. Stevenson
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NAYES:	None	ABSTAIN:	None
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*Approving a Shared Services Agreement with the City of Camden for participation in the County-wide Abandoned and Vacant Property Registration Program*

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

**RESOLUTION 82-19**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AMENDING APPRAISAL CONTRACT FOR APPRAISAL SERVICES TO  
RENWICK & ASSOCIATES FOR THE JOINT BOARD PROJECT

AYES:	Mr. Schooley Mr. Spearman Chairman Hosey	ABSENT:	Ms. Rohrer Mr. Stevenson
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NAYES:	None	ABSTAIN:	None
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*Amending the Appraisal Contract with Renwick & Associates for the Joint Board Project in an amount of \$12,062.50*

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

**RESOLUTION 83-19**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPROVING AMENDMENT TO CONTRACT WITH SOSH DESIGN SERVICES  
FOR THE HEALTH SERVICES PARKING CENTER PROJECT

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

*Amending the Survey Services Contract with SOSH Design Services for the Health Services Parking Center Project in an amount of \$4,500.00*

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

**RESOLUTION 84-19**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING A CONTRACT WITH PENNONI ASSOCIATES FOR LIMITED SITE  
INVESTIGATION SERVICES FOR THE 200 FEDERAL STREET LAND PURCHASE  
PROJECT

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

*Authorizing an award of Contract with Pennoni Associates to provide Environmental Limited Site Investigation Services at the 200 Federal Street Land Purchase Project in an amount of \$1,750.00.*

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

**RESOLUTION 85-19**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPROVING A SHARED SERVICES AGREEMENT WITH THE TOWNSHIP OF  
WATERFORD FOR A NEW LIBRARY PROJECT

AYES: Mr. Schooley  
Mr. Spearman  
Chairman Hosey

ABSENT: Ms. Rohrer  
Mr. Stevenson

NAYES: None

ABSTAIN: None

*Approving a Shared Services Agreement with the Township of Waterford for a new library project*

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

**RESOLUTION 86-19**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPROVING CHANGE ORDER ON MAARV WATERPROOFING, INC.  
CONTRACT FOR THE CCIA PARKING CENTER DECK REPAIRS

AYES: Mr. Schooley  
Mr. Spearman  
Chairman Hosey

ABSENT: Ms. Rohrer  
Mr. Stevenson

NAYES: None

ABSTAIN: None

*Approving a Change Order on MAARV Waterproofing, Inc. Contract for the CCIA Parking Center Deck Repairs Project in a reduced amount of \$7,675.00.*

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

**RESOLUTION 87-19**

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

AYES: Mr. Schooley  
Mr. Spearman  
Chairman Hosey

ABSENT: Ms. Rohrer  
Mr. Stevenson

NAYES: None

ABSTAIN: None  
\*Chairman Hosey on Leeway and  
N.E. Electric

*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 **Mr. Schooley**, seconded by **Mr. Spearman**, with three ayes, the following Resolution was adopted:

**RESOLUTION 88-19**

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

AYES: Mr. Schooley  
Mr. Spearman  
Chairman Hosey

ABSENT: Ms. Rohrer  
Mr. Stevenson

NAYES: None

ABSTAIN: None

*The Commissioners went into Closed Session at 8:21 a.m. to discuss personnel matters and relocation of the Authority's office.*

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*A motion was made by Mr. Schooley, seconded by Mr. Spearman, to return to Open Session at 8:30 a.m.*

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*At this time, there was one Walk-On Resolution*

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

**RESOLUTION 89-19**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING A SALARY INCREASE FOR CHRIS TASSI

AYES: Mr. Schooley  
Mr. Spearman  
Chairman Hosey

ABSENT: Ms. Rohrer  
Mr. Stevenson

NAYES: None

ABSTAIN: None

*Authorizing a \$5,000 salary increase for Chris Tassi, Project Manager for a total salary of \$96,716.00.*

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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. Schooley**, with three ayes, to adjourn the meeting at **8:33 a.m.**

Respectfully Submitted,



Maryanne Manning  
Recording Secretary