

CAMDEN COUNTY IMPROVEMENT AUTHORITY  
BOARD MEETING  
November 12, 2020

The meeting of the Camden County Improvement Authority was held on November 12, 2020 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 A. Orlando, Interim Executive Director  
Mr. David Patterson, Solicitor  
Mr. James Lex, Chief Operating Officer  
Ms. Debra DiMattia, Chief Financial Officer  
Mr. Michael Hagarty, 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 #151-19 dated December 12, 2019. 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. In addition, notice that this meeting was being held by conference call due to the covid-19 emergency was sent to the Courier Post and South Jersey Times newspapers, posted on the door of the Improvement Authority and the Improvement Authority webpage. The dial in numbers are 1-888-204-5987, access code 2936370. Take further notice, that anyone from the public wishing to speak will be permitted during the public participation portion of the meeting. A closed session will be held/personnel.

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Before voting on the October 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 **Mr. Stevenson**, with **four** ayes, to approve the minutes from the October 15, 2020 Board Meeting

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

ABSENT: Mr. Schooley

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

**RESOLUTION 102-20**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING THE EXECUTION AND DELIVERY OF A SECOND  
AMENDMENT TO BOND AGREEMENT, DATED AS OF JUNE 15, 2015 AS  
AMENDED AND SUPPLEMENTED ON JULY 1, 2016 BY AND AMONG THE  
CAMDEN COUNTY IMPROVEMENT AUTHORITY, HOME PORT ALLIANCE  
FOR THE USS NEW JERSEY, INC., COUNTY OF CAMDEN, NEW JERSEY AND  
REPUBLIC FIRST BANK D/B/A REPUBLIC BANK; AND TAKING RELATED  
ACTIONS

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

ABSENT: Mr. Schooley

NAYES: None

ABSTAIN: None

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

**RESOLUTION 103-20**

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

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

NAYES: None ABSTAIN: None

*Amending a Shared Services Agreement between the County of Camden and the Camden County Improvement Authority for the Appointment of an Interim Executive Director which will commence on November 1, 2020 through May 2021*

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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 104-20**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AWARDING QUOTE TO CIRIGNANO CONTRACTING, INC. FOR PAINTING THE  
VETERANS ADMINISTRATION OFFICE SPACE AT THE AUTHORITY PARKING  
CENTER IN THE CITY OF CAMDEN

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

NAYES: None ABSTAIN: None

*Awarding quote to Cirignano Contracting, Inc. for the Painting of the Veterans Administration office space at the Authority parking Center in the City of Camden in an amount of \$13,105.00.*

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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 105-20**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AWARDING QUOTE TO METROPOLITAN CONTRACT CARPETS FOR THE  
CARPETING OF THE VETERANS ADMINISTRATION OFFICE SPACE AT THE  
AUTHORITY PARKING CENTER IN THE CITY OF CAMDEN

Ms. Rohrer  
Mr. Spearman  
Mr. Stevenson  
Chairman Hosey

ABSENT: Mr. Schooley

NAYES: None

ABSTAIN: None

*Awarding quote to Metropolitan Contract Carpets for the carpeting of the Veterans Administration office space at the Authority Parking Center in the City of Camden in an amount of \$11,334.00.*

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

**RESOLUTION 106-20**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING AN EXTENSION OF THE LEASE AGREEMENT WITH CITY EYE  
AT THE AUTHORITY'S PARKING CENTER IN THE CITY OF CAMDEN

Ms. Rohrer  
Mr. Spearman  
Mr. Stevenson  
Chairman Hosey

ABSENT: Mr. Schooley

NAYES: None

ABSTAIN: None

*Authorizing an extension of the lease agreement with City Eye at the Authority's Parking Center in the City of Camden for another one-year time period*

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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 107-20**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING AND RE-ADVERTISING THE USE OF A COMPETITIVE  
CONTRACT REQUEST FOR PROPOSALS, PURSUANT TO N.J.S.A. 40A:11-4.1 (m)

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

ABSENT: Mr. Schooley

NAYES: None

ABSTAIN: None

*Authorizing and re-adverting the use of Competitive Contract Request for Proposals, pursuant to N.J.S.A. 40A:11-4.1(m) to provide Revolving Loan Funds Consulting Services*

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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 108-20**

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

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

ABSENT: Mr. Schooley

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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**Chairman Hosey** opened the floor to the public.

Ms. Marge DellaVecchia, Vice President, PS&S asked if there were any updates on the Bradlees Center and 2600 Mt. Ephraim Projects to which Mr. Orlando replied other than in the process of taking in County there were no other updates.

Since there were no other questions, a motion was made by **Mr. Spearman**, seconded by **Mr. Stevenson**, to go into closed session

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

**RESOLUTION 109-20**

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

*The Commissioners went into Closes Session at 8:10 a.m. to discuss a personnel item*

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*A motion was made by Chairman Hosey, seconded by Mr. Spearman, to return to Open Session at 8:19 a.m.*

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

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

**RESOLUTION 110-20**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING SALARY COMPENSATION INCREASE TO JAMES LEX, CHIEF  
OPERATING OFFICER

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

ABSENT: Mr. Schooley

NAYES: None

ABSTAIN: None

*Authorizing a salary compensation increase for James Lex, COO, in an amount of \$7500 to commence on November 16, 2020*

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A motion was made by **Ms. Rohrer**, seconded by **Mr. Spearman**, with four ayes to adjourn the meeting at **8:21a.m.**

Respectfully Submitted,

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

**Maryanne Manning**  
**Board Secretary**