# CAMDEN COUNTY IMPROVEMENT AUTHORITY BOARD MEETING October 14, 2021

The meeting of the Camden County Improvement Authority was held on October14, 2021 at the offices of the Authority, 2220 Voorhees Town Center, Voorhees, New Jersey at 8:00 a.m. Mr. Schooley presided over the meeting, and Maryanne Manning recorded the minutes thereof:

Mr. Schooley called the meeting to order at 8:03 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: M1

Mr. Schooley

Mr. Spearman

Mr. Stevenson

ABSENT: Ms. Rohrer

Chairman Hosey

ALSO PRESENT:

Mr. James Lex, Chief Operating Officer

Mr. David Patterson, Solicitor

Ms. Debra DiMattia, Chief Financial Officer

Mr. Michael Hagarty, Director of Project Management

PUBLIC:

Ms. Marge Della Vecchia, Vice President, PS&S

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 #113-20 dated December 10, 2020. 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. There will be a closed session.

Before voting on the September 9, 2021 minutes, Mr. Patterson told the Commissioners that the minutes were sent to the County Commissioner 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. Spearman, with three ayes, to approve the minutes from the September 9, 2021 Board Meeting

AYES:

Mr. Schooley

ABSENT:

Ms. Rohrer

Mr. Spearman

Chairman Hosey

NAYS:

None

ABSTAIN:

Mr. Stevenson

Mr. Lex verbally presented the Executive Director's Report to the Commissioners

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

#### **RESOLUTION 104-21**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING THE MAKING OF AN APPLICATION TO THE LOCAL FINANCE BOARD PURSUANT TO N.J.S.A. 40:37A-54(1) IN CONNECTION WITH THE ISSUANCE OF REVENUE BONDS RELATING TO THE FINANCING OF RENAISSANCE SCHOOL FACILITIES FOR KIPP: COOPER NORCROSS, A NEW JERSEY NONPROFIT CORPORATION

AYES:

Mr. Schooley

ABSENT:

Ms. Rohrer

Mr. Spearman

Chairman Hosey

Mr. Stevenson

NAYES:

None

ABSTAIN:

None

Approving an application to the Local Finance Board pursuant to N.J.SA. 40:37A-54(1) in connection with the issuance of revenue bonds relating to the financing of Renaissance School facilities for Kipp: Cooper Norcross a New Jersey Nonprofit Corporation

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

## **RESOLUTION 105-21**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE NEW JERSEY LOCAL FINANCE BOARD PURSUANT TO N.J.S.A. 40A:37A-80

AYES:

Mr. Schooley

ABSENT:

Ms. Rohrer

Mr. Spearman

Chairman Hosey

Mr. Stevenson

NAYES:

None

ABSTAIN:

None

Authorizing the submission of an application to the New Jersey Local Finance Board pursuant to N.J.S.A: 37A-80 with an amount not to exceed \$19,500,000 County Guaranteed Loan Revenue Obligations

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

## **RESOLUTION 106-21**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE HIRING OF TWO (2) FULL TIME EMPLOYEES FOR THE COUNTY GOLF ACADEMY

AYES:

Mr. Schooley

ABSENT:

Ms. Rohrer

Mr. Spearman

Chairman Hosey

Mr. Stevenson

NAYES:

None

ABSTAIN:

None

Authorizing the hiring of two (2) full time employees for the County Golf Academy: Darius Bailey-Quinn with an annual salary of \$37,000 and Michael D'AStuto with an annual salary of \$37,000

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

#### **RESOLUTION 107-21**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE HIRING OF TWO (2) PART TIME EMPLOYEES FOR THE COUNTY GOLF ACADEMY

AYES:

Mr. Schoolev

ABSENT:

Ms. Rohrer

Mr. Spearman

Chairman Hosey

Mr. Stevenson

NAYES:

None

ABSTAIN:

None

Authorizing the hiring of two (2) part time employees for the County Golf Academy: Cameron Carson at \$15/hr. and Nicholas Lepson at \$15/hr.

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

## **RESOLUTION 108-21**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING A GRANT AGREEMENT FOR COMMERCIAL DEMOLITION PROJECT IN THE CITY OF CAMDEN

AYES:

NAYES:

Mr. Schooley

ABSENT:

Ms. Rohrer

Mr. Spearman

Chairman Hosey

None

Mr. Stevenson

ABSTAIN:

None

Approving a Grant Agreement to provide commercial demolition in the City of Camden

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

#### **RESOLUTION 109-21**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING CHANGE ORDER WITH JOSEPH JINGOLI & SONS FOR THE HSC PROJECT

AYES:

Mr. Schooley

ABSENT:

Ms. Rohrer

Mr. Spearman

Mr. Stevenson

Chairman Hosey

NAYES:

None

ABSTAIN:

None

Approving a Change Order with Joseph Jingoli & Sons for the HSC Project in an amount NTE \$58,400.00

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

#### **RESOLUTION 110-21**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING AN AMENDMENT TO THE SHARED SERVICES AGREEMENT FOR PROCUREMENT MANAGEMENT SERVICES WITH THE CAMDEN COUNTY MUNICIPAL UTILITIES AUTHORITY

AYES:

Ms. Schooley

ABSENT:

Ms. Rohrer

Mr. Spearman

Chairman Hosey

Mr. Stevenson

NAYES:

None

ABSTAIN:

None

Approving an amended Shared Services Agreement for Procurement Services between the Authority and the CCMUA

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

#### **RESOLUTION 111-21**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING A SHARED SERVICES AGREEMENT WITH GLOUCESTER CITY FOR PROJECT MANAGEMENT REDEVELOPMENT PROJECT

AYES:

Mr. Schooley

ABSENT:

Ms. Rohrer

Mr. Spearman

Chairman Hosey

Mr. Stevenson

NAYES:

None

ABSTAIN:

None

Approving a Shared Services Agreement with Gloucester City for Project Management Redevelopment Services

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

#### **RESOLUTION 112-21**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING AWARDING BID FOR DEMOLITION SERVICES ON ABANDONED AND VACANT RESIDENTIAL HOUSING UNITS IN THE CITY OF CAMDEN - PHASE II

AYES:

Mr. Schooley

ABSENT:

Ms. Rohrer

Mr. Spearman

Chairman Hosey

Mr. Stevenson

NAYES:

None

ABSTAIN:

None

Awarding a contract for demolition services for abandoned and vacant residential housing units in the City of Camden – Phase II to USA Environmental Management, Inc. in an amount of \$7,766,985.00

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

#### **RESOLUTION 113-21**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY INTRODUCING 2022 OPERATING AND CAPITAL BUDGETS FISCAL YEAR: FROM JANUARY 1, 2022 TO DECEMBER 31, 2022

AYES:

Mr. Schooley

ABSENT:

Ms. Rohrer

Mr. Spearman

. . . .

Chairman Hosey

Mr. Stevenson

NAYES:

None

ABSTAIN:

None

Introducing the 2022 Operating and Capital Budgets for the fiscal year beginning January 1, 2022 and ending December 31, 2022

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

#### **RESOLUTION 114-21**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE RENEWAL OF ITS MEMBERSHIP IN THE CAMDEN COUNTY INSURANCE COMMISSION

AYES:

Mr. Schooley

ABSENT:

Ms. Rohrer

Mr. Spearman

Chairman Hosey

Mr. Stevenson

NAYES:

None

ABSTAIN:

None

Authorizing the renewal of Membership in the Camden Count Insurance Commission

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

#### **RESOLUTION 115-21**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AMENDING A SHARED SERVICES AGREEMENT BY AND BETWEEN THE COUNTY OF CAMDEN AND THE CAMDEN COUNTY IMPROVEMENT AUTHORITY FOR REIMBURSEMENT TO THE AUTHORITY RELATIVE TO CERTAIN PROGRAMS AND SERVICES

AYES:

Mr. Schooley

ABSENT:

Ms. Rohrer

Mr. Spearman

Chairman Hosey

Mr. Stevenson

NAYES:

None

ABSTAIN:

None

Amending a Shared Services Agreement with the County of Camden for reimbursement to the Authority relative to certain programs and services

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

# **RESOLUTION 116-21**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AWARDING A CONTRACT FOR PLANNING SERVICES FOR THE BERLIN BOROUGH REDEVELOPMENT PROJECT

AYES:

Mr. Schooley

ABSENT:

Ms. Rohrer

Mr. Stevenson

Chairman Hosey

NAYES:

None

ABSTAIN:

Mr. Spearman

Awarding a Contract for Planning Services for the Berlin Borough Redevelopment Project to Environmental Resolutions, Inc. in an amount of \$48,000.00

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

#### **RESOLUTION 117-21**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY ADOPTING THE CAMDEN COUNTY COVID POLICY

AYES:

Mr. Schooley

ABSENT:

Ms. Rohrer

Mr. Spearman

Mr. Stevenson

Chairman Hosey

NAYES:

None

ABSTAIN:

None

Adopting the Camden County Covid 19 Policy

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

## **RESOLUTION 118-21**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING A MONTH-TO-MONTH CONTRACT WITH VARIOUS VENDORS FOR COPY PAPER, COMPUTER PAPER AND ENVELOPES PURSUANT TO THE CAMDEN COUNTY COOPERATIVE PRICING SYSTEM, SYSTEM IDENTIFIER #57-CCCPS

AYES:

Mr. Schooley

ABSENT:

Ms. Rohrer

Mr. Spearman

Chairman Hosey

Mr. Stevenson

NAYES:

None

ABSTAIN:

None

Authorizing a month-to-month contract with various vendors identified under the Camden County Cooperative Pricing System Identifier #57-CCCPA for the purchase of copy paper, computer paper and envelopes on an as needed basis

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

#### **RESOLUTION 119-21**

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

Mr. Schooley

ABSENT:

Ms. Rohrer

Mr. Spearman

Chairman Hosey

Mr. Stevenson

NAYES:

None

ABSTAIN:

None

Mr. Spearman to abstain on Bach

Associates, PC

After review of the Operating and Project expenditures, Mr. Schooley asked if all expenses were in budget to which Ms. DiMattia confirmed

#### WALK ON RESOLUTIONS

# **RESOLUTION 120-21**

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

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPOINTING BOND COUNSEL FOR THE AUTHORITY

AYES:

Mr. Schooley

ABSENT:

Ms. Rohrer

Mr. Spearman

Chairman Hosey

Mr. Stevenson

NAYES:

None

ABSTAIN:

None

Appointing Chiesa Shahinian & Giantomasi to provide services as Bond Counsel to the Authority in connection with the authorization, issuance and sale of Revenue Bonds relating to the financing of Renaissance School Facilities for KIPP: Cooper Norcross, A New Jersey Non-Profit Corporation

#### **RESOLUTION 121-21**

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

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY DESIGNATING BOND UNDERWRITER FOR THE COUNTY GUARANTEED LOAN REVENUE REFUNDING BONDS, ERIES 2021B (FEDERALLYTAXABLE)

AYES:

Mr. Schooley

ABSENT:

Ms. Rohrer

Mr. Spearman

Chairman Hosey

Mr. Stevenson

NAYES:

None

ABSTAIN:

None

Designating Baird and PNC as Bond Underwriters for the County Guaranteed Loan Revenue Refunding Bonds, Series 2021B (Federally Taxable)

Mr. Schooley opened the floor to the public at 8:25a.m. Ms. Marge DellaVecchia had two (2) questions and one comment. 1) Regarding Resolution M has a firm been awarded for Planning Services for the Berlin Borough Redevelopment Project? Mr. Lex replied yes, an award has been made to Environmental Resolutions, Inc. 2) Are there any status updates on the Stratford Redevelopment Project? Mr. Lex replied, a conference call is scheduled with NJDEP for later today and this will set the tone if we need to alter any agreements. We are still hoping to close on the property by year end. Ms. DellaVecchia commented she recently attended a SJ Chamber of Commerce event where a very good presentation was made regarding the residential property demolitions project in Camden City and what a difference it is making in the City. Ms. DellaVecchia commented this is good news for the CCIA.

Since there were no other questions or comments, a motion was made by Mr. Spearman, seconded by Mr. Stevenson with three ayes, to adjourn the meeting at 8:28 a.m.

Respectfully Submitted,

Maryanne Manning

Board Secretary