

CAMDEN COUNTY IMPROVEMENT AUTHORITY
BOARD MEETING
April 14, 2022

The meeting of the Camden County Improvement Authority was held on April 14, 2022 at the offices of the Authority, 2220 Voorhees Town Center, Voorhees, New Jersey at 8:00 a.m. Chairman Rohrer presided over the meeting, and Maryanne Manning recorded the minutes thereof:

Chairman Rohrer called the meeting to order at 8:00 a.m. and began the meeting with the Pledge of Allegiance.

Ms. Manning called the roll:

Mr. Schooley
Mr. Spearman
Mr. Stevenson
Mr. Tait
Chairman Rohrer

PRESENT:	Mr. Spearman (via telephone)	ABSENT:	Mr. Schooley
	Mr. Stevenson		Mr. Tait
	Chairman Rohrer		

ALSO PRESENT: Mr. James Lex, Acting Executive Director
Mr. David Patterson, Solicitor
Ms. Debra DiMattia, Chief Financial Officer

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 #143-21 dated December 9, 2021. 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 March 10, 2022 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. Stevenson**, seconded by **Mr. Spearman** with **three ayes**, to approve the minutes from the March 10, 2022 Board Meeting

AYES:	Mr. Spearman Mr. Stevenson Chairman Rohrer	ABSENT:	Mr. Schooley Mr. Tait
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NAYS:	None	ABSTAIN:	None
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There were no Closed Session Minutes from the March 10, 2021 Board Meeting

Mr. Lex 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 **three ayes**, the following Resolution was adopted:

RESOLUTION 56-22

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING A CONTRACT FOR AN ELEVATOR CONSULTANT FOR THE CCIA
HOSPITAL PARKING GARAGE IN THE CITY OF CAMDEN

AYES:	Mr. Spearman Mr. Stevenson Chairman Rohrer	ABSENT:	Mr. Schooley Mr. Tait
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NAYES:	None	ABSTAIN:	None
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Approving a contract with Stantec Architecture, Inc., as an Elevator Consultant for the CCIA Hospital Parking Garage in the City of Camden in an amount Not-to-Exceed \$282,000.00

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

RESOLUTION 57-22

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING AN AMENDMENT TO THE GROUND LEASE WITH COOPER
HOSPITAL FOR THE CCIA HOSPITAL PARKING GARAGE IN THE CITY OF
CAMDEN

AYES:	Mr. Spearman Mr. Stevenson Chairman Rohrer	ABSENT:	Mr. Schooley Mr. Tait
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NAYES:	None	ABSTAIN:	None
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*Approving an Amendment to the ground lease with Cooper Hospital for the CCIA
Hospital Parking Garage in the City of Camden*

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

RESOLUTION 58-22

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING AND APPROVING A CHANGE ORDER WITH EPIC FOR THE
MEDICAL SCHOOL GARAGE

AYES:	Mr. Spearman Mr. Stevenson Chairman Rohrer	ABSENT:	Mr. Schooley Mr. Tait
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NAYES:	None	ABSTAIN:	None
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*Approving a Change Order with Epic for the Medical School Garage in an amount of
\$40,238.25*

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

RESOLUTION 59-22

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING A CHANGE ORDER WITH SOSH AT THE MEDICAL SCHOOL
GARAGE

AYES:	Mr. Spearman	ABSENT:	Mr. Schooley
	Mr. Stevenson		Mr. Tait
	Chairman Rohrer		

NAYES:	None	ABSTAIN:	None
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Approving a Change Order with SOSH at the Medical School Garage in an amount of \$5,000.00

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

RESOLUTION 60-22

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AWARDING A QUOTE FOR LANDSCAPING SERVICES FOR THE MEDICAL
SCHOOL PARKING GARAGE

AYES:	Mr. Spearman	ABSENT:	Mr. Schooley
	Mr. Stevenson		Mr. Tait
	Chairman Rohrer		

NAYES:	None	ABSTAIN:	None
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Awarding a quote for Landscaping Services for the Medical School Parking Garage in an amount of \$3,775.00

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

RESOLUTION 61-22

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING A CONTRACT FOR ACCESS CONTROL AT THE MEDICAL
SCHOOL PARKING GARAGE

AYES:	Mr. Spearman	ABSENT:	Mr. Schooley
	Mr. Stevenson		Mr. Tait
	Chairman Rohrer		

NAYES:	None	ABSTAIN:	None
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Approving a contract with Kyosis Parking Technologies for access control at th Medical School Parking Garage in an amount of \$3,697.00

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

RESOLUTION 62-22

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING A CONTRACT FOR VOIP SERVICES AT THE MEDICAL SCHOOL
PARKING GARAGE

AYES:	Mr. Spearman	ABSENT:	Mr. Schooley
	Mr. Stevenson		Mr. Tait
	Chairman Rohrer		

NAYES:	None	ABSTAIN:	None
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Approving a contract for VOIP Services at the Medical School Parking Garage in an amount of \$4,640.00

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

RESOLUTION 63-22

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING A CONTRACT FOR CLEANING SERVICES AT THE VETERAN'S
ADMINISTRATION LEASE SPACE IN THE AUTHORITY PARKING CENTER IN
THE CITY OF CAMDEN

AYES:	Mr. Spearman	ABSENT:	Mr. Schooley
	Mr. Stevenson		Mr. Tait
	Chairman Rohrer		

NAYES:	None	ABSTAIN:	None
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Approving a contract with ServiceMaster Clean for cleaning services at the Veteran's Administration lease space in the Authority Parking Center in the City of Camden in an amount of \$6,000.00

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

RESOLUTION 64-22

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING A FORM OF SHARED SERVICES AGREEMENT TO BE ENTERED
INTO WITH PARTICIPATING MUNICIPALITIES FOR A PROPERTY
REGISTRATION PROGRAM

AYES:	Mr. Spearman	ABSENT:	Mr. Schooley
	Mr. Stevenson		Mr. Tait
	Chairman Rohrer		

NAYES:	None	ABSTAIN:	None
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Approving a Shared Services Agreement to be entered into between the Authority and each participating Municipality as part of the services to be provided on each participating Municipality's Property Registration Program

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

RESOLUTION 65-22

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE HIRING OF PART TIME EMPLOYEES FOR THE COUNTY
GOLF ACADEMY

AYES:	Mr. Spearman	ABSENT:	Mr. Schooley
	Mr. Stevenson		Mr. Tait
	Chairman Rohrer		

NAYES:	None	ABSTAIN:	None
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Authorizing the hiring of three (3) part time employees for the County Golf Academy; Jackson Elden \$17/hr.; Garrett Gordy \$15.34/hr. and Ryder Sullivan \$15.34/hr.

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

RESOLUTION 66-22

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. Spearman	ABSENT:	Mr. Schooley
	Mr. Stevenson		Mr. Tait
	Chairman Rohrer		

NAYES:	None	ABSTAIN:	None
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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

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

RESOLUTION 67-22

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING A SHARED SERVICES AGREEMENT BY AND BETWEEN THE
CAMDEN COUNTY IMPROVEMENT AUTHORITY AND THE COUNTY OF
CAMDEN

AYES:	Mr. Spearman	ABSENT:	Mr. Schooley
	Mr. Stevenson		Mr. Tait
	Chairman Rohrer		

NAYES:	None	ABSTAIN:	None
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Approving a Shared Services Agreement by and between the Camden County Improvement Authority and the County of Camden in relation to authorizing the expenditure of Federal Recovery Funds

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

RESOLUTION 68-22

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
ESTABLISHING A PRE- APPROVED POOL OF ARCHITECTS AND ENGINEERS

AYES:	Mr. Stevenson	ABSENT:	Mr. Schooley
	Chairman Rohrer		Mr. Tait

NAYES:	None	ABSTAIN:	Mr. Spearman
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Approving a list of pre-qualified Architectural and Engineering firms approved by the County of Camden

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

RESOLUTION 69-22

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING A CONTRACT FOR OFFICE RELOCATION MOVING SERVICES

AYES:	Mr. Spearman	ABSENT:	Mr. Schooley
	Mr. Stevenson		Mr. Tait
	Chairman Rohrer		

NAYES:	None	ABSTAIN:	None
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Awarding a contract to Integrum for moving services to relocate the Authority office to City Hall in the City of Camden in an amount of \$12,944.35

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

RESOLUTION 70-22

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING FIRST AMENDMENT TO PROJECT DEVELOPMENT AGREEMENT
BY AND BETWEEN RUTGERS, THE STATE UNIVERSITY OF NEW JERSEY, THE
COUNTY OF CAMDEN, ROWAN UNIVERSITY, RUTGERS CAMDEN BOARD OF
GOVERNORS AND THE CAMDEN COUNTY IMPROVEMENT AUTHORITY

AYES:	Mr. Spearman	ABSENT:	Mr. Schooley
	Mr. Stevenson		Mr. Tait
	Chairman Rohrer		

NAYES:	None	ABSTAIN:	None
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Approving First Amendment to the Project Development Agreement by and between Rutgers, the State University of New Jersey, the County of Camden, Rowan University, Rutgers Camden Board of Governors and the Camden County Improvement Authority

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

RESOLUTION 71-22

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

AYES: Mr. Spearman*
Mr. Stevenson
Chairman Rohrer

ABSENT: Mr. Schooley
Mr. Tait

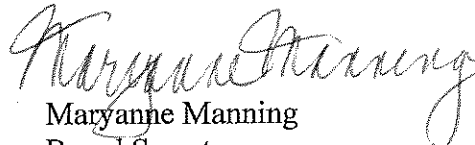
NAYES: None

ABSTAIN: *Mr. Spearman to
Abstain on Environmental
Resolutions, Inc.

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

Chairman Rohrer opened the floor to the public at **8:31 a.m.** Being there were no questions or comments from the public, a motion was made by **Mr. Stevenson** seconded by **Chairman Rohrer** with **three ayes**, to adjourn the meeting at **8:31 a.m.**

Respectfully Submitted,


Maryanne Manning
Board Secretary