

CAMDEN COUNTY IMPROVEMENT AUTHORITY
BOARD MEETING
October 13, 2022

The meeting of the Camden County Improvement Authority was held on October 13, 2022 by teleconference call at the offices of the Authority, Camden County Courthouse, 520 Market Street, 6th Floor, Camden, 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 8:05 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. Schooley
Mr. Spearman
Chairman Rohrer

ABSENT: Mr. Stevenson
Mr. Tait

ALSO PRESENT: Mr. James Lex, Acting Executive Director
Ms. Debra DiMattia, Chief Financial Officer (departed meeting at 8:15 a.m.)
Mr. David Patterson, Solicitor
Mr. Harry Collins, Deputy Director of Project Management
PUBLIC: Ms. Marge DellaVecchia, Vice President PS&S

Ms. Manning read the Notice in Accordance with the Open Public Meetings Law. 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. IN LIEU OF IN PERSON ATTENDANCE, THE PUBLIC MAY ATTEND AND JOIN THIS MEETING VIA MICROSOFT TEAMS MEETING, AT THE NUMBER(S) LISTED BELOW. IN ADDITION, NOTICE THAT THIS MEETING WAS BEING HELD BY CONFERENCE CALL WAS SENT TO THE COURIER POST AND SOUTH JERSEY TIMES

NEWSPAPERS, POSTED ON THE DOOR OF THE IMPROVEMENT AUTHORITY AND THE IMPROVEMENT AUTHORITY WEBPAGE.

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.

Microsoft Teams Meeting

[Click here to join the meeting](#)

Meeting ID: 237 266 574 416

Passcode: aTTDEs

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

+1 856-338-7068,,64883515# United States, Camden

Phone Conference ID: 648 835 15#

[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)

Before voting on the September 8, 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. Schooley**, seconded by **Mr. Spearman**, with **three ayes**, to approve the minutes from the September 8, 2022 Board Meeting

AYES: Mr. Schooley
Mr. Spearman
Chairman Rohrer

ABSENT: Mr. Stevenson
Mr. Tait

NAYS: None

ABSTAIN: None

Motion was made by **Mr. Schooley**, seconded by **Mr. Spearman** with **three ayes**, to approve the closed session minutes from the September 8, 2022 Board Meeting

AYES: Mr. Schooley
Mr. Spearman
Chairman Rohrer

ABSENT: Mr. Stevenson
Mr. Tait

NAYS:

ABSTAIN: None

A motion was made by **Mr. Schooley**, seconded by **Mr. Spearman**, with **three ayes**, to go out of order on the agenda prior to Ms. DiMattia having to leave the meeting

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

RESOLUTION 134-22

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
INTRODUCING 2023 OPERATING AND CAPITAL BUDGETS FISCAL YEAR: from
January 1, 2023 to December 31, 2023

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

NAYES:	None	ABSTAIN:	None
--------	------	----------	------

Introducing the CCIA 2023 Annual Operating and Capital Budget for the fiscal year beginning January 1, 2023 and ending December 31, 2023

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

RESOLUTION 135-22

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

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

NAYES:	None	ABSTAIN:	None
--------	------	----------	------

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

At this time Ms. DiMattia left the meeting for a prior commitment at 8:15 a.m.

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

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

RESOLUTION 122-22

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE ISSUANCE OF COUNTY GUARANTEED LOAN REVENUE
BONDS

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

NAYES:	None	ABSTAIN:	None
--------	------	----------	------

Authorizing the issuance of County Guaranteed Loan Revenue Bonds (County Capital Program) Series 2022

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

RESOLUTION 123-22

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY WITH
RESPECT TO THE DELEGATION OF THE POWER TO SELL AND TO AWARD
COUNTY GUARANTEED LOAN REVENUE BONDS (COUNTY CAPITAL
PROGRAM) SERIES 2022 OF THE AUTHORITY, AUTHORIZING CERTAIN
ACTIONS APPROVING CERTAIN DOCUMENTS AND DETERMINING OTHER
MATTERS IN CONNECTION WITH THE ISSUANCE AND SALE OF THE SERIES
2022 BONDS

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

NAYES:	None	ABSTAIN:	None
--------	------	----------	------

Delegation of the power to sell and to award County Guaranteed Loan Revenue Bonds (County Capital Program), Series 2022

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

RESOLUTION 124-22

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AWARDING A CONTRACT FOR SNOW REMOVAL SERVICES AT THE CCIA AND
HAS PARKING CENTERS IN CAMDEN CITY

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

NAYES: None ABSTAIN: None

Awarding a contract for snow removal services for the CCIA and HSA Parking Centers in Camden City to Elite Landscaping at an amount not to exceed \$20,000 for HS Parking Garage and an amount not to exceed \$20,000 for CCIA Parking Garage

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

RESOLUTION 125-22

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING A SHARED SERVICES AGREEMENT BETWEEN THE AUTHORITY
AND CAMDEN HOUSING AUTHORITY FOR A DEMOLITION PROJECT

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

NAYES: None ABSTAIN: None

Approving a Shared Services Agreement between the Authority and the Camden Housing Authority for a Demolition Project

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

RESOLUTION 126-22

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

AYES: Mr. Schooley
 Mr. Spearman
 Chairman Rohrer

ABSENT: Mr. Stevenson
 Mr. Tait

NAYES: None

ABSTAIN: None

Approving a contract with Data Network Solutions for VOIP Services at the Medical School Parking Garage in an amount not to exceed \$10,000.00

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

RESOLUTION 127-22

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPOINTING AN UNDERWRITER FOR THE INSSUANCE OF THE LOAN
REVENUE BONDS FOR THE COUNTY CAPITAL PROGRAM, SERIES 2022

AYES: Mr. Schooley
 Mr. Spearman
 Chairman Rohrer

ABSENT: Mr. Stevenson
 Mr. Tait

NAYES: None

ABSTAIN: None

Appointing PNC as Underwriter for the issuance of the Loan Revenue Bonds for the County Capital Program, Series 2022

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

RESOLUTION 128-22

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING AN AMENDMENT TO THE PROPERTY REGISTRATION
AGREEMENT WITH PROPERTY REGISTRATION CHAMPIONS, LLC

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

NAYES: None ABSTAIN: None

Approving an Amendment with Property Registration Champions, LLC for the Municipal Property Registration Program

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

RESOLUTION 129-22

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

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

NAYES: None ABSTAIN: None

Amending a Shared Services Agreement 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. Schooley**, seconded by **Mr. Spearman**, with **three ayes**, the following Resolution was adopted:

RESOLUTION 130-22

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

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

NAYES:	None	ABSTAIN:	None
--------	------	----------	------

Approving a Shared Services Agreement between the Authority and the Borough of Bellmawr for an Asphalt Rehabilitation Program

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

RESOLUTION 131-22

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AWARDING A QUOTE FOR ASPHALT PAVING SERVICES FOR PAVING THE
BOROUGH OF BELLMAWR JOINT BOARD PARKING LOT

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

NAYES:	None	ABSTAIN:	None
--------	------	----------	------

Awarding a quote to American Asphalt Company for asphalt paving services for the Bellmawr Joint Board Parking Lot in an amount of \$28,600.00

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

RESOLUTION 132-22

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 PROHGRAMS AND SERVICES

AYES: Mr. Stevenson
Mr. Spearman
Chairman Rohrer

ABSENT: Mr. Stevenson
Mr. Tait

NAYES: None

ABSTAIN: None

Approving an Amendment to the Shared Services Agreement with the County of Camden providing for reimbursement to the Authority relative to certain programs and services

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

RESOLUTION 133-22

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING TRANSFER OF EMPLOYEE CECELIA "MARTINA" WADE, FROM
CAMDEN COUNTY TO THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AS PART TIME AT THE COOPER RIVER BOATHOUSE

AYES: Mr. Stevenson
Mr. Spearman
Chairman Rohrer

ABSENT: Mr. Stevenson
Mr. Tait

NAYES: None

ABSTAIN: None

Approving the transfer of Employee Cecelia "Martina" Wade from Camden County to the Camden County Improvement Authority as Part Time at the Cooper River Boathouse at an hourly rate of \$15.34

Chairman Rohrer opened the floor to the public at **8:56 a.m.** Ms. Della Vecchia inquired when the CCIA 2023 Operating Budget would be available to the public. Mr. Lex responded that the Budget still needs to be approved by the State and would let Ms. DellaVecchia know when it will be available for the public.

There were no other questions or comments from the public.

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

RESOLUTION 136-22

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

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

NAYES: None ABSTAIN: None

*The Commissioners went into Closed Session at **8:57 a.m.** to discuss personnel issues, the Davis Street Demolition Project and the lease for US Regional Occupational Health of New Jersey*

*A motion wase made by **Mr. Schooley**, seconded by **Mr. Spearman**, with **three ayes** to return to Open Session at **9:08 a.m.***

Walk on Resolutions

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

RESOLUTION 137-22

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING TRANSFER OF EMPLOYEE MICHAEL D'ASTUTO FROM CAMDEN COUNTY TO THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AS A PROJECT MANAGER

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

NAYES: None

ABSTAIN: None

Approving the transfer of employee Michael D'Astuto from Camden County to the Camden County Improvement Authority as a Project Manager with a salary of \$45,000.00

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

RESOLUTION 138-22

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING THE HIRING OF AN OFFICE MANAGER

AYES: Mr. Schooley
Mr. Stevenson
Chairman Rohrer

ABSENT: Mr. Spearman
Mr. Tait

NAYES: None

ABSTAIN: None

Approving the hiring of Nicole Fallen as an Office Manager for the Authority at a salary of \$55,000.00

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

RESOLUTION 139-22

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING AN ASSIGNMENT OF LEASE AND ASSUMPTION OF
OBLIGATIONS AND LANDLORD'S CONSENT TO ASSIGNMENT AND
AMENDMENT OF LEASE WITH US REGIONAL OCCUPATIONAL HEALTH OF
NEW JERSEY PC AND CONCENTRA HEALTH SERVICES, INC.

AYES: Mr. Schooley
Mr. Stevenson
Chairman Rohrer

ABSENT: Mr. Spearman
Mr. Tait

NAYES: None

ABSTAIN: None

Approving the Assignment and Assumption of lease from US Regional Occupational Health II of New Jersey, PC to Concentra Health Services, Inc.

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

RESOLUTION 140-22

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
ACCEPTING THE RESIGNATION OF ANDREW LEVECCHIA

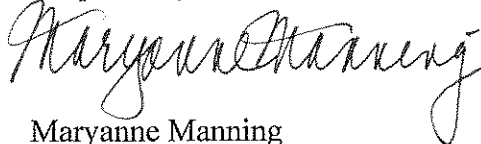
AYES:	Mr. Schooley Mr. Stevenson Chairman Rohrer	ABSENT:	Mr. Spearman Mr. Tait
-------	--	---------	--------------------------

NAYES:	None	ABSTAIN:	
--------	------	----------	--

*Accepting the resignation of Andrew Levecchia as Senior Planner/Economic Development
with the Authority effective October 4, 2022*

A motion was made by **Mr. Schooley**, seconded by **Mr. Spearman**, with **three ayes**, to adjourn the meeting at **9:11 a.m.**

Respectfully Submitted,



Maryanne Manning
Board Secretary