

CAMDEN COUNTY IMPROVEMENT AUTHORITY
BOARD MEETING
September 8, 2022

The meeting of the Camden County Improvement Authority was held on September 8, 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 8:00 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. Schooley
Mr. Stevenson
Mr. Tait
Chairman Rohrer

ABSENT: Mr. Spearman

ALSO PRESENT: Mr. James Lex, Acting Executive Director
Ms. Holly Cass, Deputy County Administrator
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 POSTION OF THE MEETING. THERE WILL BE A CLOSED SESSION.

Microsoft Teams Meeting

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Meeting ID: 237 266 574 416

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Before voting on the August 18, 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. Tait** with **four ayes**, to approve the minutes from the August 18, 2022 Board Meeting

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

ABSENT: Mr. Spearman

NAYS: None

ABSTAIN: None

Motion was made by **Mr. Stevenson**, seconded by **Mr. Tait** with **four ayes**, to **temporarily table** the closed session minutes from the August 18, 2022 Board Meeting

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

ABSENT: Mr. Spearman

NAYS:

ABSTAIN: None

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. Tait**, with **four ayes**, the following Resolution was adopted:

RESOLUTION 110-22

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:5A-6 AND N.J.S.A.
40:37A-80

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

ABSENT: Mr. Spearman

NAYES: None

ABSTAIN: None

Authorizing the submission of an application to the New Jersey Local Finance Board for County Guaranteed Loan Revenue Obligations in a not to exceed amount of \$30,000,000 pursuant to N.J.S.A. 40A:5A-6 AND N.J.S.A. 40:37A-80

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

RESOLUTION 111-22

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AWARDING A CONTRACT FOR ENGINEERING SERVICES TO BACH
ASSOCIATES FOR TEMPORARY ASPHALT PAVING OF COVID TESTING SITE
LOCATED ON STEVENS STREET IN THE CITY OF CAMDEN

AYES:	Mr. Schooley Mr. Tait Chairman Rohrer	ABSENT:	Mr. Spearman *Mr. Stevenson - stepped out of the meeting at 8:16am
NAYES:	None	ABSTAIN:	None

Awarding a contract for Engineering Services for temporary asphalt paving of Covid Testing Site located on Stevens Street in the City of Camden to Bach Associates in an amount of \$8,560.00

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

RESOLUTION 112-22

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING A PROJECT LABOR AGREEMENT FOR PHASE III DEMOLITION
PROJECT

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

Approving a Project Labor Agreement for the Phase III Camden City Demolition Project

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

RESOLUTION 113-22

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING A CONTRACT WITH HARDENBERGH INSURANCE GROUP TO
PROVIDE GENERAL/GARAGE LIABILITY AND EXCESS LIABILITY
INSURANCE COVERAGE FOR THE AUTHORITY'S CITY OF CAMDEN
PARKING GARAGE (COOPER HOSPITAL) AND THE HEALTH SCIENCES
PARKING GARAGE

AYES: Mr. Schooley ABSENT: Mr. Spearman
*Mr. Stevenson returned to the
meeting at 8:18am
Mr. Tait
Chairman Rohrer

NAYES: None ABSTAIN: None

Approving a contract with Hardenbergh Insurance Group to provide General/Garage Liability and Excess Liability Insurance Coverage for the Authority's City of Camden Parking Garage (Cooper Hospital) and the Health Sciences Parking Garage

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

RESOLUTION 114-22

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

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

NAYES: None ABSTAIN: None

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

Chairman Rohrer opened the floor to the public at 8:31 **a.m.** Ms. Marge DellaVecchia had a question regarding Resolution #108-22 and inquired what the application to the Local Finance Board was for. Mr. Lex responded the application is for County Guaranteed loan revenue obligations with a not to exceed amount of \$30,000,000

There were no other questions or comments from the public.

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

RESOLUTION 115-22

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

AYES:	Mr. Schooley Mr. Stevenson Mr. Tait Chairman Rohrer	ABSENT:	Mr. Spearman
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NAYES:	None	ABSTAIN:	None
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The Commissioners went into Closed Session at 8:32 a.m. to discuss personnel issues and Agreement with Clementon Land Developer, LLC

Mr. Schooley excused himself from the meeting at 8:56 a.m.

A motion was made by Mr. Stevenson, seconded by Mr. Tait, with three ayes to return to Open Session at 8:57 a.m.

Walk on Resolutions

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

RESOLUTION 116-22

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY TO HIRE KAITLYN LINNEMAN AS PART TIME EMPLOYEE FOR THE COOPER RIVER BOATHOUSE

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

NAYES: None ABSTAIN: None

Approving the hiring of Kaitlyn Linneman as a part time employee for the Cooper River Boathouse for evenings and weekends at a salary of \$16/hour

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

RESOLUTION 117-22

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

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

NAYES: None ABSTAIN: None

Approving the hiring of part time employees John DeFeo at \$15.34/hour with a start date of 9/8/2022 and Connor Luftus at \$15.34/hour with a start date of 9/8/2022, as part time employees at the County Golf Academy

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

RESOLUTION 120-22

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE HIRING OF MARY ANN CLAYTON, RN AS A NURSE

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

NAYES: None ABSTAIN: None

Authorizing the hiring of Mary Ann Clayton, RN as a Nurse under the Shared Services Agreement with the County with a pay rate of \$51.13/hour with a start date of 9/12/22

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

RESOLUTION 121-22

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING A RIGHT OF ACCESS AND HOLD HARMLESS AGREEMENT WITH
CLEMENTON LAND DEVELOPER, LLC

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

NAYES: None ABSTAIN: None

Approving a Right of Access and Hold Harmless Agreement with Clementon Land Developer, LLC for Phases 3 and 4 of the Clementon Redevelopment Project

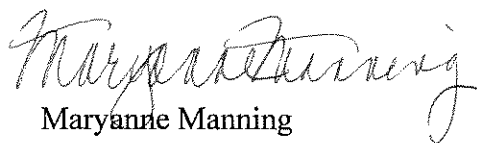
Motion was made by **Mr. Stevenson**, seconded by **Mr. Tait** with **three ayes**, to approve the closed session minutes from the August 18, 2022 Board Meeting

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

NAYS: ABSTAIN: None

A motion was made by **Mr. Stevenson**, seconded by **Mr. Tait** to adjourn the meeting at **9:02 a.m.**

Respectfully Submitted,

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

Maryanne Manning
Board Secretary