# CAMDEN COUNTY IMPROVEMENT AUTHORITY BOARD MEETING December 8, 2022

The meeting of the Camden County Improvement Authority was held on December 8, 2022 by teleconference call at the offices of the Authority, Camden County Courthouse, 520 Market Street, 6<sup>th</sup> 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 (8:02 a.m.)

Mr. Stevenson

Mr. Tait

Chairman Rohrer

PRESENT: Mr. Schooley

Mr. Spearman Mr. Stevenson

Mr. Tait

Chairman Rohrer

ALSO PRESENT: Mr. James Lex, Acting Executive Director

Mr. David Patterson, Solicitor

Mr. Harry Collins, Deputy Director of Project Management

ABSENT: None

Ms. Nicole Fallon, Office Manager

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 November 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. Schooley, seconded by Mr. Spearman, with four ayes, and one abstention, to approve the minutes from the November 10, 2022 Board Meeting

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman

Mr. Tait

Chairman Rohrer

NAYS:

None

ABSTAIN:

Mr. Stevenson

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

At this time, Mr. Schooley asked for a moment of silence for the recent passing of Senator Jim Beach's father

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

## **RESOLUTION 149-22**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY ESTABLISHING SCHEDULE OF MEETING DATES AND TIMES FOR THE YEAR 2023

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Approving and adopting the CCIA's schedule of meeting dates and times for the year 2023

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

### **RESOLUTION 150-22**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY ESTABLISHING SCHEDULE OF HOLIDAYS FOR THE YEAR 2023

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman

Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Approving and adopting the CCIA's schedule of holidays for the year 2023

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

# **RESOLUTION 151-22**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY ADOPTING THE 2023 BUDGET

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman

Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Adopting the CCIA Annual Budget 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 five ayes, the following Resolution was adopted:

# **RESOLUTION 152-22**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING SALARY ADJUSTMENT FOR AUTHORITY EMPLOYEES

AYES:

ABSENT:

None

Mr. Schooley

Mr. Spearman Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Approving a salary adjustment of 2.5% for CCIA Employees for the year beginning January 1, 2023

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

## **RESOLUTION 153-22**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING A GRANT-IN-AID AGREEMENT WITH THE STATE OF NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS DIVISION OF LOCAL GOVERNMENT SERVICES FOR DEMOLITION OF VACANT PROPERTY, 2023

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman

Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Authorizing a Grant-in-Aid funding for the year 2023 for the Vacant and Abandoned Property Demolition Project (\$35,000,000.00)

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

# **RESOLUTION 154-22**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING A GRANT-IN-AID AGREEMENT WITH THE STATE OF NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS DIVISION OF LOCAL GOVERNMENT SERVICES FOR FLOODING STUDY, 2023

AYES:

Mr. Schooley

ABSENT:

None

Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

Mr. Spearman

Authorizing a Grant-in-Aid funding to continue a Flood Study Project in partnership with the Camden County Municipal Utilities Authority (\$750,000.00)

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

# **RESOLUTION 155-22**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING CONTRACT RENEWAL WITH COSTAR

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman

Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Authorizing and approving a renewal contract with Costar in an amount of \$10,500.00 for Project Management Software

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

### **RESOLUTION 156-22**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING MAINTENANCE AGREEMENT FOR PARCS SYSTEM FOR MEDICAL SCHOOL GARAGE

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman

Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Approving a maintenance agreement for PARCS System for the Medical School Garage in the City of Camden in an amount of \$25,794.00

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

## **RESOLUTION 157-22**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APROVING MAINTENANCE AGREEMENT FOR SECURITY CAMERAS AT THE MEDICAL SCHOOL GARAGE

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman

Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Approving a maintenance agreement for security cameras at the Medical School Garage in the City of Camden in an amount of \$20,436.00

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

# **RESOLUTION 158-22**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING AN AGREEMENT WITH CAMDEN PARTNERSHIP FOR THE PHASE 4 DEMOLITION PROJECT AS AN "EXTRAORDINARY, UNSPECIFIABLE SERVICE"

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Authorizing an Agreement with Camden Partnership for the Phase 4 Demolition Project in the City of Camden

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

## **RESOLUTION 159-22**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING A ONE (1) YEAR EXTENSION OF THE LEASE WITH U.S. REGIONAL OCCUPATIONAL HEALTH II OF NEW JERSEY, PC (WORKNET)

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spo

Mr. Spearman Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Approving a one (1) year lease extension with U.S. Regional Occupation Health II of New Jersey, PC (Worknet) to commence on May 1, 2023 and expire April 30, 2024

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

#### **RESOLUTION 160-22**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AUTHORIZING A GRANT-IN-AID AGREEMENT WITH THE STATE OF NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS DIVISION OF LOCAL GOVERNMENT SERVICES FOR THE ADMIRAL WILSON BOULEVARD WEST REHABILITATION PROJECT

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Authorizing a Grant-in-Aid Agreement with the State of New jersey for the Admiral Wilson Boulevard West Rehabilitation Project (\$1,000,000.00)

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

## **RESOLUTION 161-22**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING LEASE AND/OR PURCHASE OF THREE (3) VEHICLES FOR USE BY THE AUTHORITY

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman

Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Approving the solicitation of bids for the lease and/or purchase of three (3) vehicles for use by the Authority employees for conducting Authority business

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

#### **RESOLUTION 162-22**

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

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman \* Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

\* Mr. Spearman on

Bach Associates, PC; Environmental

Resolutions, Inc. and Pennoni

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

There was No Closed Session

### WALK ON RESOLUTION

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

## **RESOLUTION 163-22**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING THE EXECUTION AND DELIVERY OF AN AMENDMENT TO THE BOND AGREEMENT IN CONNECITON WITH THE AUTHORITY'S REVENUE BONDS (HEALTH SCIENCES CENTER GARAGE PARKING FACILITY PROJECT), SERIES 2019; AND AUTHORIZING CERTAIN ACITONS IN CONNECTION THEREWITH

AYES:

Mr. Schooley

ABSENT:

None

Mr. Spearman Mr. Stevenson

Mr. Tait

Chairman Rohrer

NAYES:

None

ABSTAIN:

None

Approving the execution and delivery of an Amendment to the Bond Agreement in Connection with the Authority's Revenue Bonds (Health Sciences Center Parking Facility Project) Series 2019

Chairman Rohrer opened the floor to the public 8:46 a.m. Since there was no discussion from the public, a motion was made by Mr. Spearman, seconded by Mr. Tait, with five ayes, to adjourn the meeting at 8:46 a.m.

Respectfully Submitted,

Maryanne Manning

**Board Secretary**