

CAMDEN COUNTY IMPROVEMENT AUTHORITY
BOARD MEETING
January 12, 2023

The meeting of the Camden County Improvement Authority was held on January 12, 2023 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. Mr. Schooley presided over the meeting, and Nicole Fallon recorded the minutes thereof:

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

Ms. Fallon called the roll:

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

PRESENT: Mr. Schooley
Mr. Spearman
Mr. Stevenson
Mr. Tait

ABSENT: Chairman Rohrer

ALSO PRESENT: Mr. James Lex, Acting Executive Director
Mr. David Patterson, Solicitor
Mr. Harry Collins, Deputy Director of Project Management
Ms. Nicole Fallon, Office Manager
Ms. Debra DiMattia, Chief Financial Officer
Ms. Holly Cass, Deputy County Administrator
PUBLIC: Ms. Marge DellaVecchia, Vice President PS&S

Ms. Fallon 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 #149-22 DATED DECEMBER 7, 2022. 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

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Before voting on the December 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. Stevenson**, seconded by **Mr. Spearman**, with **four ayes**, to approve the minutes from the December 8, 2022 Board Meeting

AYES: Mr. Schooley
Mr. Spearman
Mr. Tait
Mr. Stevenson

ABSENT: Chairman Rohrer

NAYS: None

ABSTAIN: None

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

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

RESOLUTION 1- 23

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING ADDITIONAL SERVICES FOR T&M ASSOCIATES FOR THE
PHASE 3 DEMOLITION

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

NAYES: None ABSTAIN: None

Authorizing additional services for the T & M Associates for the Phase 3 Demolition, in the amount of \$95,500.00

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

RESOLUTION 2-23

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING A PARKING LICENSE AGREEMENT WITH THE CAMDEN
PARKING AUTHORITY IN ASSOCIATION WITH THE EDEMOLITION PROCESS

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

NAYES: None ABSTAIN: None

Approving a parking license agreement with the Camden Parking Authority for additional parking spaces at Lot M in the City of Camden during the demolition process.

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

RESOLUTION 3-23

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING A SHARED SERVICE AGREEMENT WITH THE COUNTY OF
CAMDEN FOR DEMOLITION SERVICES

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

NAYES: None ABSTAIN: None

Approving a Shares Service Agreement with the County of Camden for providing demolition services to the County

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

RESOLUTION 4-23

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING AN AGREEMENT WITH OTIS ELEVATORS FOR REPAIRS OF
ELEVATORS AT THE AUTHORITY HOSPITAL PARKING GARAGE

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

NAYES: None ABSTAIN: None

An agreement was made for services to be provided by Otis Elevators for replacement of various equipment and parts at the Authority Hospital Parking Garage with the amount not to exceed \$100,000.00

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

RESOLUTION 5-23

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING MODIFICATION TO THE CONTRACT WITH TRIAD ASSOCIATES
FOR COMMUNITY DEVELOPMENT SERVICES

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

NAYES: None ABSTAIN: None

*Approving the modification to the contract with Triad Associates for technical assistance
and consulting services to the Community Development Block Grant Program*

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

RESOLUTION 6-23

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING THE 2023 COUNTY OF CAMDEN RFP TEMPLATE AND RELATED
POLICIES AND PROCEDURES

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

NAYES: None ABSTAIN: None

*Approving the 2023 RFP Template and Related Policies and Procedures to be used by
the Authority when advertising and soliciting RFP's*

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

RESOLUTION 7-23

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING A SHARED SERVICE AGREEMENT BY AND BETWEEN THE
CAMDEN COUNTY IMPROVEMENT AUTHORITY AND THE CAMDEN
COUNTY LIBRARY SYSTEM

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

NAYES: None ABSTAIN: None

Agreement to perform Facility Management Training Services related to the Camden County Library System Facilities to Library employees

After review and discussion and upon motion **Mr. Spearman**, seconded by **Mr. Tait** with **4 ayes**, and one abstention, the following Resolution was adopted:

RESOLUTION 8-23

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

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

NAYES: None ABSTAIN: Mr. Spearman
Mr. Spearman abstains on Pennoni

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

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

RESOLUTION 9-23

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

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

NAYES: None ABSTAIN: None

The Commissioners went into Closed Session at 8:37 a.m. to discuss a personnel matter.

A motion was made by Mr. Spearman, seconded by Mr. Tait, with four ayes to return to Open Session at 8:43 a.m.

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

RESOLUTION 10-23

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING SALARY ADJUSTMENT FOR TRACY WILSON

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

NAYES: None ABSTAIN: None

Approving salary adjustment for Tracy Wilson in the amount of \$7,500, retroactive from 1/1/23.

Mr. Schooley opened the floor to the public at **8:46 a.m.** Ms. Marge DellaVecchia inquired about the RFP regarding the Wright Building demolition, as to which T&M was awarded. A motion was made by **Mr. Spearman**, seconded by **Mr. Tait**, with **four ayes**, to adjourn the meeting at **9:00 a.m.**

Respectfully Submitted,

A handwritten signature in cursive script that reads "Nicole Fallon". The signature is written in black ink and is positioned above the printed name and title.

Nicole Fallon
Recording Secretary