

CAMDEN COUNTY IMPROVEMENT AUTHORITY  
BOARD MEETING  
March 9, 2023

The meeting of the Camden County Improvement Authority was held on March 9, 2023 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  
Mr. Stevenson  
Mr. Tait  
Chairman Rohrer

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

ABSENT: None

ALSO PRESENT: Mr. James Lex, Acting Executive Director  
Mr. David Patterson, Solicitor  
Ms. Debra DiMattia, Chief Financial Officer  
Mr. Harry Collins, Deputy Director of Project Management  
Ms. Jennifer Bonaccorsi, Asst. Director of Project Management  
Ms. Nicole Fallon, Office Manager

PUBLIC: Ms. Marge DellaVecchia, Vice President PS&S  
Mr. Robert Sobel, RPS Consulting Group  
Mr. Kyle Rutherford, STV Consulting

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 #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

**[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 February 9, 2023, 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. Spearman**, seconded by **Mr. Tait**, with **four ayes**, and **one abstention**, to approve the minutes from the February 9, 2023 Board Meeting

AYES:	Mr. Schooley Mr. Spearman Mr. Tait Chairman Rohrer	ABSENT:	None
-------	---	---------	------

NAYS:	None	ABSTAIN:	Mr. Stevenson
-------	------	----------	---------------

---

Motion was made by **Mr. Schooley**, seconded by **Mr. Tait**, with **four ayes, and one abstention**, to approve the closed session minutes from the February 9, 2023 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

---

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

**RESOLUTION 44- 23**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPROVING AN ENGINEERING SERVICES CONTRACT FOR THE ADMIRAL  
WILSON BOULEVARD PROJECT

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

NAYES: None ABSTAIN: None

*Approving an Engineering Services contract to Remington & Vernick Engineers for the Admiral Wilson Boulevard Project in an amount of \$29,925.00*

---

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

**RESOLUTION 45-23**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPROVING A REAL ESTATE DEVELOPMENT CONSULTANT CONTRACT FOR  
FEASIBILITY PROJECTS IN DOWNTOWN CAMDEN

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

NAYES:       None   ABSTAIN:     None

*Approving a contract with Street Sense as a Real Estate Development Consultant for the feasibility projects in downtown Camden in an amount of \$39,000.00*

---

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

**RESOLUTION 46-23**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AMENDING THE CONTRACT WITH EWING COLE FOR ADDITIONAL JOINT  
BOARD PROJECTS

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

NAYES:       None   ABSTAIN:     None

*Amending the contract with Ewing Cole for additional Joint Board Projects in an amount of \$100,000.00*

---

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

**RESOLUTION 47-23**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPROVING A PILOT AGREEMENT WITH PENNSAUKEN TOWNSHIP FOR THE  
SKATE ZONE PROJECT

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

NAYES:       None   ABSTAIN:     None

*Approving a Pilot Agreement with Pennsauken Township for the Skate Zone Project*

---

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

**RESOLUTION 48-23**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPROVING A SURVEYING AND ENGINEERING SERVICES CONTRACT FOR  
THE SALE OF OHIO AVENUE

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

NAYES:       None   ABSTAIN:     None

*Approving a contract with Bach Associates in an amount of \$4,600.00 for Surveying and Engineering Services for the Sale of Ohio Avenue*

---

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

**RESOLUTION 49-23**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPROVING LANDSCAPING SERVICES FOR THE CAMDEN COUNTY  
IMPROVEMENT AUTHORITY PARKING CENTERS

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

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

*Approving Elite Landscaping to provide landscaping services at the CCLA Parking Center in an amount of \$7,986.00 and the Health Sciences Garage for \$3,775.00*

---

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

**RESOLUTION 50-23**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPROVING A CONSTRUCTION CONTRACT IN ASSOCIATION WITH THE  
PHASE 3 DEMOLITION PROJECT

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

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

*Approving a Construction Contract to Newport Construction Management Corporation in an amount not to exceed \$756,500.00 with the Phase 3 Demolition Project*

---

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

**RESOLUTION 51-23**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
ACCEPTING THE 2021 ANNUAL AUDIT REPORT AND THAT EACH  
AUTHORITY MEMBER HAS PERSONALLY REVIEWED THE AUDIT AND THE  
SCHEDULE OF FINDINGS AND RECOMMENDATIONS

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

NAYES: None ABSTAIN: None

*Accepting the 2021 Annual Audit report*

---

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 52-23**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPOINTING AN AUDITOR FOR THE AUTHORITY

AYES: Mr. Schooley ABSENT: None  
Mr. Stevenson  
Mr. Tait  
Chairman Rohrer

NAYES: None ABSTAIN: Mr. Spearman

*Appointing Brent W. Lee & Co., LLC to serve as Auditor for the Authority in an amount not to exceed \$52,500 for year 2023*

---

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

**RESOLUTION 53-23**

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

AYES: Mr. Schooley  
Mr. Spearman \*  
Mr. Stevenson  
Mr. Tait  
Chairman Rohrer

ABSENT: None

NAYES: None

ABSTAIN: Mr. Spearman to  
Abstain on Line Item #16 Brent W.  
Lee Co., LLC

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

---

**Chairman Rohrer** opened the floor to the public at **8:31a.m.** Ms. Della Vecchia had a question regarding the Admiral Wilson Boulevard Project and how going forward would the Engineering Services be presented. Mr. Lex responded the next phase will envision this area to become a retail corridor and there would be no street improvements except for the possibility of working with DOT on the acceleration and deceleration lanes. Ms. DellaVecchia then asked the name of the real estate firm that was awarded the consultant contract for the feasibility projects in downtown Camden. Mr. Lex replied the consultant is Street Sense.

There were no other questions or comments from the public.

---



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

**RESOLUTION 54-23**

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

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

NAYES: None ABSTAIN: None

*The Commissioners went into Closed Session at 8:35 a.m. to discuss a personnel matter and a contractual matter*

---

*A motion was made by Mr. Spearman, seconded by Mr. Tait, with five ayes to return to Open Session at 9:10 a.m.*

---

**Walk on Resolutions**

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

**RESOLUTION 55-23**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING SALARY ADJUSTMENT FOR MELISSA SNYPE

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

NAYES: None ABSTAIN: None

*Effective immediately, approving a salary adjustment for Melissa Snype in an amount of \$7,500*

---

After review and discussion in closed session on the reason for this change order and upon motion of **Mr. Schooley**, seconded by **Mr. Tait** with **four ayes** and one **nay**, the following Resolution was adopted:

**RESOLUTION 56-23**

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPROVING CHANGE ORDER #1 FOR THE PHASE 3 DEMOLITION PROJECT

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

ABSENT: None

NAYES: Mr. Schooley

ABSTAIN: None

*Approving Change Order #1 for the Phase 3 Demolition Project of the Camden County Administration/Board of Social Services Building and Site Improvements*

---

A motion was made by **Mr. Schooley**, seconded by **Mr. Spearman**, with **five ayes** to adjourn the meeting at **9:12 a.m.**

Respectfully Submitted,



Maryanne Manning  
Board Secretary