

CAMDEN COUNTY IMPROVEMENT AUTHORITY
BOARD MEETING
July 13, 2023

The meeting of the Camden County Improvement Authority was held on July 13, 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. 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	ABSENT: None
	Mr. Spearman	
	Mr. Stevenson	
	Mr. Tait	
	Chairman Rohrer	

ALSO PRESENT: Mr. James Lex, Executive Director
Mr. David Patterson, Solicitor
Ms. Nicole Fallon, Office Manager
Mr. Harry Collins, Deputy Director of Project Management
Ms. Lisa Anthony, Aide to Commissioner Cappelli

PUBLIC: Ms. Marge DellaVecchia, Vice President PS&S
Mr. Sean M. Brown, Camden Resident
Mr. Anthony Way, Camden Resident

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 8, 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 June 8, 2023 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 **five ayes**, to approve the minutes from the June 8, 2023 Board Meeting

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Mr. Tait Chairman Rohrer	ABSENT:	None
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NAYS:	None	ABSTAIN:	None
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Motion was made by **Mr. Stevenson**, seconded by **Mr. Spearman**, with **five ayes**, to approve the closed session minutes from the June 8, 2023 Board Meeting

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Mr. Tait Chairman Rohrer	ABSENT:	None
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NAYS:	None	ABSTAIN:	None
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Motion was made by **Mr. Schooley**, seconded by **Mr. Tait**, with **four ayes**, and one abstention, to approve the minutes from the June 29, 2023 Special Board Meeting

AYES:	Mr. Schooley Mr. Spearman Mr. Tait Chairman Rohrer	ABSENT:	None
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NAYS:	None	ABSTAIN:	Mr. Stevenson
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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 95- 23

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE TERMINATION OF A CONTRACT WITH PROPERTY
REGISTRATION CHAMPIONS, LLC

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Mr. Tait Chairman Rohrer	ABSENT:	None
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NAYES:	None	ABSTAIN:	None
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Authorizing and approving the termination of the contract with Property Registration Champions, LLC due to notice of petition commencing assignment for the Benefit of Creditors filed on behalf of Property Registration Champions, LLC.

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

RESOLUTION 96-23

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY RE-
ISSUING A COMPETITIVE CONTRACT PROPOSAL FOR PROPERTY
REGISTRATION SERVICES (PURSUANT TO N.J.S.A. 40A:11-4.1)

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

NAYES: None ABSTAIN: None

Approving the re-issuance of Competitive Contract Proposals for Property Registration Services.

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

RESOLUTION 97-23

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING A PLANNING FIRM TO UNDERTAKE REDEVELOPMENT STUDIES
ON CERTAIN IDENTIFIED CAMDEN CITY PROPERTIES

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

NAYES: None ABSTAIN: Mr. Spearman

Approving Environmental Resolutions Inc. to undertake redevelopment studies for certain identified Camden City Properties for a lump sum fee of \$30,000.00.

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

RESOLUTION 98-23

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING A SHARED SERVICES AGREEMENT BETWEEN THE AUTHORITY
AND THE CAMDEN COUNTY MUNICIPAL UTILITIES AUTHORITY

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Mr. Tait Chairman Rohrer	ABSENT:	None
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NAYES:	None	ABSTAIN:	None
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Approving a Shared Services Agreement with the CCMUA to perform Stormwater Study along the New Creek ("Project").

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

RESOLUTION 99-23

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING A SHARED SERVICES AGREEMENT BETWEEN THE AUTHORITY
AND THE TOWNSHIP OF PENNSAUKEN

AYES:	Mr. Schooley Mr. Spearman Mr. Stevenson Mr. Tait Chairman Rohrer	ABSENT:	None
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NAYES:	None	ABSTAIN:	None
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Approving a Shared Services Agreement between the Authority and the Township of Pennsauken to provide Redevelopment Services associated with parcel Block 2209, Lot 1 as defined on the Township of Pennsauken's tax map.

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

RESOLUTION 100-23

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING NEW HIRES FOR THE COOPER RIVER BOATHOUSE

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

NAYES: None ABSTAIN: None

Authorizing the hiring of three (3) employees for the Cooper River Boathouse: Katherine Forte \$17.00/hour 7/1/23; June Elkins \$17.00/hour 7/21/23; Kamryn Miller \$17.00/hour 8/1/23.

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

RESOLUTION 101-23

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING SALARY INCREASES FOR COOPER RIVER BOATHOUSE
EMPLOYEES

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

NAYES: None ABSTAIN: None

*Authorizing salary increases for the following Cooper River Boathouse employees:
Cecilia Wade – Event Supervisor \$17.00/hour effective 7/1/2023; Kaitlyn Linneman –
Event Supervisor \$17.00/hour effective 7/1/2023*

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

RESOLUTION 102-23

RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY
APPROVING A RIGHT OF ACCESS AND HOLD HARMLESS AGREEMENT WITH
THE CLEMENTON BOARD OF EDUCATION

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

NAYES: None ABSTAIN: None

Approving a Right of Access and Hold Harmless Agreement with the Clementon Board of Education to perform due diligence testing on a designated portion of Block 75, Lot 25.01 on the official Tax Map of the Township of Clementon.

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

RESOLUTION 103-23

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: None
*Mr. Spearman to abstain on Bach Associates, PC

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

Chairman Rohrer opened the floor to the public at 8:27 a.m. *Mr. Sean Brown inquired about the CCIA's role in dealing with empty buildings in Camden City and who he could reach out to. Mr. Lex responded that the CCIA has taken down approximately 3,000 abandoned buildings over the past few years, allocations are received from the state. A list is provided from the City of Camden of abandoned and vacant buildings. Mr. Jim Rizzo is the Camden City Building and Code Official.*

Mr. Brown also brought up the Supreme Court case on property taxes in 13 states including New Jersey of violating citizens amendment right on properties being foreclosed. Mr. Lex responded that the CCIA does not get involved in any foreclosure actions, only property demolitions on the list provided by the City.

Since there were no other questions, a motion was made by **Mr. Spearman**, seconded by **Mr. Tait**, with **five ayes** to adjourn the meeting at **8:33 a.m.**

Respectfully Submitted,



Maryanne Manning
Board Secretary