

CAMDEN COUNTY IMPROVEMENT AUTHORITY  
BOARD MEETING  
December 10, 2015

The meeting of the Camden County Improvement Authority was held on December 10, 2015 at the offices of the Authority, 2220 Voorhees Town Center, Voorhees, New Jersey at 8:00 a.m. Chairman Hosey presided over the meeting and Maryanne Manning recorded the minutes thereof:

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

Ms. Manning called the roll:

PRESENT:	Ms. Rohrer	ABSENT: None
	Mr. Schooley	
	Mr. Spearman	
	Mr. Stevenson	
	Chairman Hosey	

ALSO PRESENT: Mr. James Blanda, Executive Director  
Mr. David Patterson, Solicitor  
Freeholder Director, Louis Cappelli  
Mr. James Lex, Chief Operating Officer  
Mr. David McCollum, Chief Financial Officer  
Mr. Patrick Shuttleworth, Director of Administration  
Mr. Gino Lewis, Director of Community Development  
Mr. Ralph Condo, Director of Business Development  
Mr. Harry Collins, Senior Project Manager  
Ms. Maria Mamas, Administrator  
Ms. Tracy Wilson, Executive Assistant  
Mr. Jeffrey Winitsky, Parker McCay

Ms. Manning read the Notice in accordance with the open public meeting law. Public Notice of the Time and Date for this meeting appeared in Resolution #160-14 dated December 11, 2014. This notice was mailed to the Courier Post and the South Jersey Times newspapers 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.

---

Before voting on the November minutes, Mr. Patterson told the Commissioners that the Minutes were sent to the County Freeholder Board for review as required by law and no veto of the minutes was received within the 10 day period time. Therefore, the minutes may be approved as submitted.

---

Motion was made by **Mr. Spearman**, seconded by **Mr. Stevenson**, with five ayes to approve the minutes from the November 12, 2015 Board Meeting

AYES: Ms. Rohrer  
Chairman Hosey  
Mr. Schooley  
Mr. Stevenson  
Mr. Spearman

ABSENT: None

NAYS: None

ABSTAIN: None

---

Motion was made by **Mr. Spearman**, seconded by **Mr. Stevenson** with five ayes to table the closed session minutes from the November 12, 2015 Board Meeting and discuss at the January 14, 2016 Board Meeting

AYES: Ms. Rohrer  
Chairman Hosey  
Mr. Schooley  
Mr. Stevenson  
Mr. Spearman

ABSENT: None

NAYS: None

ABSTAIN: None

---

At this time the Executive Director's Report was handed out to all Commissioners for review.

---











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

**RESOLUTION 192-15**

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

AYES: Ms. Rohrer  
Mr. Schooley  
Mr. Spearman  
Mr. Stevenson  
Chairman Hosey

ABSENT: None

NAYS: None

ABSTAIN: Ms. Rohrer on  
Cooper Medical School of  
Rowan University

*After review of the Operating and Project expenditures, Chairman Hosey asked if all expenses were in budget to which Mr. McCollum confirmed.  
Approval by Commissioner Schooley with suggested changes to the bill list*

---

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

**RESOLUTION 193-15**

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

AYES: Ms. Rohrer  
Chairman Hosey  
Mr. Schooley  
Mr. Stevenson  
Mr. Spearman

ABSENT: None

NAYS: None

ABSTAIN: None

*The Commissioners entered into closed session at 8:40 a.m. to discuss the Crossroads Redevelopment project, personnel/employee review issues, Michael Hagarty, GMT Realty and 200 Federal Street in Camden City.*

---

*Upon motion by Mr. Stevenson, seconded by Mr. Schooley the Board returned to Open Session at 9:40 a.m.*

*Mr. Spearman left the meeting at 8:55 a.m. to attend a meeting in Trenton  
Mr. Jeffrey Winitzky also left the meeting at 9:00 a.m.*

*At this time five walk on Resolutions were introduced*

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

**RESOLUTION 194-15**

**RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY ACKNOWLEDGING GMT REALTY, LLC'S EXERCISE OF PURCHASE OPTION PURSUANT TO SECTION 5.5a OF THE AMENDED AND RESTATED LEASE AGREEMENT DATED SEPTEMBER 1, 2006 BETWEEN THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AND GMT REALTY, LLC AND AUTHORIZING AND OR RATIFYING ALL NECESSARY ACTION TO COMPLETE THE PURCHASE OPTION PROCESS FOR THE TRANSFER OF THE PROPERTY LOCATED AT P/O BLOCK 2.01, LOT 3 IN THE CITY OF GLOUCESTER, COUNTY OF CAMDEN, TO GMT REALTY, LLC**

AYES: Ms. Rohrer  
Chairman Hosey  
Mr. Schooley  
Mr. Stevenson

ABSENT: Mr. Spearman

NAYS: None

ABSTAIN: None

*Authorizing and or ratifying all necessary action to complete the purchase option process for transfer of the property located at P/O Block 2.01, Lot 3 in the City of Gloucester, County of Camden, to GMT Realty, LLC*

---

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

**RESOLUTION 195-15**

**RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY APPROVING A CONTRACT WITH KRIEBEL SECURITY, INC. TO PROVIDE FIRE ALARM AND SECURITY ALARM MONITORING AT THE CAMDEN BASEBALL STADIUM**

AYES: Ms. Rohrer  
Chairman Hosey  
Mr. Schooley  
Mr. Stevenson

ABSENT: Mr. Spearman

NAYS: None

ABSTAIN: None

*Approving a Fire Alarm and Security Alarm Monitoring Agreement with Kriebel Security, Inc. at the Camden Baseball Stadium*

---

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

**RESOLUTION 196-15**

**RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY AWARDED QUOTE FOR WINTERIZATION SERVICES AT THE CAMPBELL'S FIELD STADIUM TO NORTHEAST PLUMBING SERVICES**

AYES: Ms. Rohrer  
Mr. Schooley  
Mr. Stevenson

ABSENT: Mr. Spearman

NAYS: None

ABSTAIN: Chairman Hosey

*Awarding the quote for winterization of the Campbell's Field Stadium to Northeast LLC Plumbing Services in the amount of \$9,000.00*

---

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

**RESOLUTION 197-15**

**RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING SALARY INCREASES TO DESIGNATED EMPLOYEES**

AYES: Ms. Rohrer  
Chairman Hosey  
Mr. Schooley  
Mr. Stevenson

ABSENT: Mr. Spearman

NAYS: None

ABSTAIN: None

*Authorizing salary increases to Harry Collins, Maryanne Manning, John Bond, and Tracy Wilson.*

---

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

**RESOLUTION 198-15**

**RESOLUTION OF THE CAMDEN COUNTY IMPROVEMENT AUTHORITY  
APPROVING THE HIRING OF MARK MANNEL**

AYES: Ms. Rohrer  
Chairman Hosey  
Mr. Schooley  
Mr. Stevenson

ABSENT: Mr. Spearman

NAYS: None

ABSTAIN: None

*Approving the hiring of Mark Mannel to work with the Project Management Department for County Projects.*

---

**Chairman Hosey** opened the floor to the public at 9:50 a.m. At this time Atco residents Mr. Richard C. Howarth and Mr. Carl Lang addressed the board with questions regarding the Waterford Firehouse Project.

After questions were addressed and answered, a motion was made by **Mr. Schooley**, seconded by **Mr. Stevenson** to close the floor to the public. A motion was then made by **Mr. Schooley**, seconded by **Mr. Spearman** with four ayes, to adjourn the meeting at 10:00 a.m.

Respectfully Submitted,



Maryanne Manning  
Recording Secretary

---