



Atlantic County Improvement Authority

600 Aviation Research Boulevard · Egg Harbor Township, NJ 08234

Phone: 609-343-2390 Fax: 609-343-2188

Timothy D. Edmunds, P.E.

Executive Director

MINUTES OF THE BOARD MEETING

Thursday, October 10, 2024

THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY

600 Aviation Research Blvd

Egg Harbor Township, NJ 08234

In accordance with the provisions of the Open Public Meetings Act (N.J.S.A. 10:4-10), the Regular Board Meeting of the Atlantic County Improvement Authority Board of Commissioners was called to order by Chairperson Roy Foster, at 4:05 p.m. The Board of Commissioners held their public meetings as designated below both in-person and via Teams conference on October 10, 2024, at the Atlantic County Improvement Authority on the second floor of Building 3, National Aerospace Research & Technology Park, 600 Aviation Research Boulevard, Egg Harbor Township, New Jersey.

Teams Meeting Time:

October 10, 2024, 04:00 PM Eastern Time

Meeting ID: 293 540 321 392

Passcode: veuL6C

COMMISSIONERS PARTICIPATING IN THE MEETING

Roy Foster, Chairperson; Robert J. Tarby, Sr, Vice Chairperson; Rev. Milton Hendricks, Assistant Secretary; and Joseph J. Giraldo, Treasurer and Don Guardian, Commissioner.

Edwin G. Blake, Secretary; Robert Gross, Commissioner; and India Still, Commissioner were unable to attend.

STAFF PARTICIPATING IN THE MEETING

Timothy D. Edmunds, Executive Director; Jessica Wheeley, Comptroller; Edward Perkins, Director of Projects; Bob McGuigan, CDBG Director; Ellen Hiltner, HOME Program Manager; and Jessica Parada, Financial Specialist.

OTHERS IN ATTENDANCE

Randolph C. Lafferty, Esquire, General Counsel to ACIA.

I. OPENING STATEMENT AND ROLL CALL

Mr. Foster read the Notice of Public Meeting, and the roll was called.

II. MINUTES

A. Minutes of the September 14, 2024, Board Meeting

Attachment #1

The Board was asked to approve the Minutes of the September 14, 2024, Regular Board Meeting as presented or as corrected.

A motion was made by Mr. Tarby and seconded by Mr. Guardian to approve the Minutes of the September 14, 2024, Regular Board Meeting. By a roll-call vote of 3-0-2, the Minutes were approved.

III. FINANCIAL REPORT

A. Financial Report from August 2025

Attachment #2

The Board was presented a preliminary Financial Report of August 2024 and was requested to approve by resolution, the expenditures contained therein.

A motion was made by Mr. Giraldo and seconded by Mr. Tarby to approve the expenditures contained therein. By a roll-call vote of 5-0-0, the Board agreed to approve the resolution.

IV. EXECUTIVE DIRECTOR'S REPORT

One (1) contract was awarded in the amount of \$9,880.00 to M.B. Markland Contracting Inc. to construct a demising wall on the 2nd floor of NARTP Building #3 for a new tenant.

V. BOARD ACTIONS

A. ADMINISTRATIVE

1. Vehicle Purchase

Attachment #3

The Board may be asked to authorize the purchase of a vehicle to be utilized by the Executive Director in an amount not to exceed \$41,000.

A motion was made by Mr. Giraldo and seconded by Mr. Tarby, to approve the resolution. By a roll-call vote of 5-0-0, the resolution was approved.

2. Presentation and Approval of the 2025 Budget

Attachment #4

The Board was asked to review and approve the proposed 2025 Budget for submission to the Local Finance Board.

A motion was made by Mr. Tarby and seconded by Mr. Giraldo, to approve the resolution. By a roll-call vote of 5-0-0, the resolution was approved.

B. COMMUNITY DEVELOPMENT PROGRAM

1. 2024 CDBG and HOME Contract with Atlantic County Attachment #5

The Board was asked to approve a resolution authorizing the Executive Director to enter into an agreement with Atlantic County to administer Atlantic County's FY 2024 Community Development Block Grant Entitlement Program and the Atlantic County HOME Program.

A motion was made by Mr. Girlo and seconded by Rev. Hendricks, to approve the resolution. By a roll-call vote of 5-0-0, the resolution was approved.

2. Atlantic County 2024 CDBG Entitlement Grant Program/ Municipalities Agreements Attachment #6

The Board was asked to approve a resolution authorizing the Executive Director to enter into shared service agreements with various municipalities to implement the FY 2024 CDBG Entitlement Grant Program.

A motion was made by Mr. Girlo and seconded by Mr. Tarby, to approve the resolution. By a roll-call vote of 5-0-0, the resolution was approved.

C. PROJECT MANAGEMENT

1. Atlantic County Estell Manor Park Entrance Paving Attachment #7

The Board was asked to authorize the execution of a Shared Services Agreement with Atlantic County for the Authority to provide Project Management services for County's Estell Manor Park Entrance Paving in the amount of \$21,285.00.

A motion was made by Mr. Giralo and seconded by Mr. Tarby, to approve the resolution. By a roll-call vote of 5-0-0, the resolution was approved.

2. Demolition of 444 N. New Jersey Avenue Attachment #8

The Board was asked to authorize the Executive Director to execute a contract with Caravella Demolition, Inc. in the amount of \$101,310 for the demolition of 444 N. New Jersey Avenue.

A motion was made by Rev. Hendricks and seconded by Mr. Tarby, to approve the resolution. By a roll-call vote of 5-0-0, the resolution was approved.

3. Demolition of 911 Atlantic Avenue Attachment #9

The Board was asked to authorize the Executive Director to execute a contract with American Demolition in the amount of \$99,000 for the demolition of 911 Atlantic Avenue

A motion was made by Mr. Giralo and seconded by Mr. Tarby, to approve the resolution. By a roll-call vote of 5-0-0, the resolution was approved.

4. Demolition of 906 N. Michigan Avenue

Attachment #10

The Board was asked to authorize the Executive Director to execute a contract with American Demolition in the amount of \$66,000 for the demolition of 906 N. Michigan Avenue.

A motion was made by Mr. Giraldo and seconded by Mr. Guardian, to approve the resolution. By a roll-call vote of 5-0-0, the resolution was approved.

VI. EXECUTIVE SESSION

VII. NEW BUSINESS

VIII. OLD BUSINESS

IX. PUBLIC COMMENTS

X. ADJOURNMENT - A motion was made by Mr. Giraldo and seconded by Mr. Tarby, to adjourn the meeting. By a unanimous vote, the meeting adjourned at 4:24 p.m.

Respectfully,

Rev. Dr. Milton L. Hendricks

Rev. Dr. Milton L. Hendricks (Oct 18, 2024 12:24 EDT)

Rev. Milton L. Hendricks
Assistant Secretary

MEMORANDUM

Date: October 11, 2024

To: Timothy D. Edmunds, Executive Director
Atlantic County Improvement Authority

From: Honorable Dennis Levinson
Atlantic County Executive

Re: Minutes of the Regular Board Meeting of the October 10, 2024.

I. The Minutes of the above-referenced meeting were submitted pursuant to N.J.S.A. 40:41A-37 et seq., on October 11, 2024.

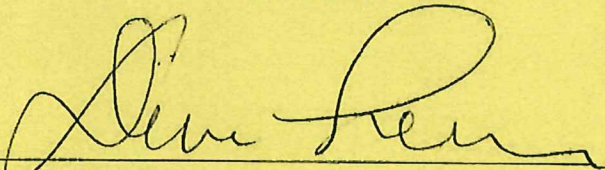
- (a) by the end of the fifth business day following the meeting.
- (b) as soon as practicable following the meeting where emergency action has been taken.
- (c) beyond the statutory period for submission.


II. I hereby return the Minutes of the above referenced meeting to the Authority and to the Board of Freeholders, on the date set forth above, which is:

- (a) within ten days of delivery.
- (b) within twenty-four (24) hours of delivery where the action taken at the meeting was deemed by the Authority to be in response to an emergency situation.

III. The following action is taken on the Minutes:

- (a) Approved in all respects.
- (b) Vetoed in all respects. A written explanation of the reasons for the veto is attached.
- (c) Approved in part and vetoed in part. The specific items which are vetoed and a written explanation of the reasons for the veto or vetoes is attached.


Dennis Levinson
Atlantic County Executive


N. Lynne Hughes, Esquire County Counsel
Approved as to Form & Entry

cc: N. Lynne Hughes, Esquire, Acting Counsel

ATTACHMENTS: Minutes
 Veto Message