



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, June 13, 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 4:00 p.m. The Board of Commissioners held their public meetings as designated below both in-person and via Zoom conference on June 13, 2024, at the "Thunder Room" located on the first floor of Building 3, National Aerospace Research & Technology Park, 600 Aviation Research Boulevard, Egg Harbor Township, New Jersey.

Zoom Meeting Time: June 13, 2024, 04:00 PM Eastern Time (US and Canada)

Join Zoom Meeting at the following link:

<https://zoom.us/j/97403416170?pwd=Qk80d0w1UGw2UDJ3bEdCbUc2SEJ5dz09>

Meeting ID: 974 0341 6170

Passcode: 906091

Or Dial by your location +1 929 205 6099 US (New York)

COMMISSIONERS PARTICIPATING IN THE MEETING

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

Robert Gross, Commissioner; was unable to attend.

STAFF PARTICIPATING IN THE MEETING

Timothy D. Edmunds, Executive Director; Edward Perkins, Director of Projects; Robert McGuigan, Director of Community Development; Jessica Parada, Financial Specialist; and Kayla Rivera, Project Coordinator.

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 May 9th, 2024, Board Meeting

Attachment #1

The Board was asked to approve the Minutes of the May 9th, 2024, Regular Board Meeting as presented or as corrected.

A motion was made by Mr. Giraldo and seconded by Mr. Tarby to approve the Minutes of the May 9, 2024, Regular Board Meeting. By a roll-call vote of 6-0-1, the Minutes were approved.

III. FINANCIAL REPORT

A. Financial Report from April 2024

Attachment #2

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

A motion was made by Mr. Blake and seconded by Mr. Tarby to approve the expenditures contained therein. By a roll-call vote of 7-0-0, the Board agreed to approve the resolution.

IV. EXECUTIVE SESSION - Executive Director, Timothy Edmunds, requested that the Board go into Executive Session to discuss litigation and personnel matters.

A motion was made by Mr. Giraldo and seconded by Mr. Tarby to go into Executive Session. By a roll-call vote of 7-0-0, the Board agreed to go into Executive Session.

The Board returned from Executive Session at 4:18 PM.

Upon return, the Board was asked to authorize the Executive Director to negotiate and execute a non-binding letter of intent with the New Jersey Economic Development Authority ("NJEDA") for the purposes of providing partial funding for development and construction of Building 2 at the NARTP and further authorizing the executive director to enter into negotiations regarding a definitive agreement.

A motion was made by Mr. Giraldo and seconded by Mr. Tarby, to approve the resolution. By a roll-call vote of 7-0-0, the resolution was approved.

V. EXECUTIVE DIRECTOR'S REPORT

There were no contract awarded under the public bidding threshold of \$17,500.

VI. RESOLUTIONS

A. ADMINISTRATIVE

Shared Service Agreement-ACUA

Attachment #3

The Board was asked to authorize a shared service agreement with the Atlantic County Utilities Authority for them to provide certain administrative services to the Authority for an amount not to exceed \$5,000.00.

A motion was made by Rev. Hendricks and seconded by Mr. Tarby, to approve the resolution. By a roll-call vote of 7-0-0, the resolution was approved.

Resolution Appointing Kayla Rivera as Project Coordinator

Attachment #4

The Board was asked to adopt a resolution appointing Kayla Rivera as Project Coordinator.

A motion was made by Mr. Giraldo and seconded by Mr. Tarby, to approve the resolution. By a roll-call vote of 7-0-0, the resolution was approved.

B. PROJECT MANAGEMENT

Atlantic County Animal Shelter Interior Alterations

Attachment #5

The Board was asked to authorize an addendum to the Shared Services Project Management Agreement with Atlantic County in the amount of \$706,420.00 to cover the costs of a construction contract with Shoreland Construction, Inc. and further authorize a construction contract with Shorelands Construction in the amount of \$706,420.00 for the Atlantic County Animal Shelter Interior Alterations Project.

A motion was made by Mr. Blake and seconded by Mr. Giraldo, to approve the resolution. By a roll-call vote of 6-0-1, the resolution was approved.

Atlantic County Institute of Technology Nursing Suites Alterations

Attachment #6

The Board was asked to authorize the execution of a Shared Services Agreement with Atlantic County Institute of Technology for the Authority to provide Project Management services for Atlantic County Institute of Technology (ACIT) in the amount of \$16,500.00.

A motion was made by Mr. Tarby and seconded by Mr. Giraldo, to approve the resolution. By a roll-call vote of 6-0-1, the resolution was approved.

Atlantic County Stillwater Building Roof Replacement

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 Stillwater Building Roof Replacement Project in the amount of \$38,000.00.

A motion was made by Rev. Hendricks and seconded by Mr. Giraldo, to approve the resolution. By a roll-call vote of 7-0-0, the resolution was approved.

C. FINANCING

Financial Advisory Services- NW Financial

Attachment #8

The Board was asked to authorize the renewal of the agreement with NW Financial for Financial Advisory Services as needed and to appoint them as Financial Advisor in connection with the sale of bonds or notes or general consulting engagements and for the review of prior and current secondary market disclosure requirements and to complete and post the necessary continuing disclosure filings and postings to EMMA.

A motion was made by Mr. Blake and seconded by Rev. Hendricks, to approve the resolution. By a roll-call vote of 7-0-0, the resolution was approved.

D. COMMUNITY DEVELOPMENT

LEW Environmental- Lead Based Paint Inspections

Attachment #9

The Board was asked to authorize the Executive Director to execute an agreement with LEW Environmental for the municipal wide lead-based paint inspections program.

A motion was made by Mr. Tarby and seconded by Mr. Blake, to approve the resolution. By a roll-call vote of 7-0-0, the resolution was approved.

OLD BUSINESS

NEW BUSINESS

PUBLIC COMMENTS

ADJOURNMENT - A motion was made by Mr. Tarby and seconded by Mr. Giraldo, to adjourn the meeting. By a unanimous vote, the meeting adjourned at 4:36 p.m.

Respectfully,

A handwritten signature in dark ink, appearing to read 'Edwin G. Blake', with some horizontal lines underneath.

Edwin G. Blake
Secretary

MEMORANDUM

Date: June 14, 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 June 13, 2024.

I. The Minutes of the above-referenced meeting were submitted pursuant to N.J.S.A. 40:41A-37 et seq., on June 14, 2024.

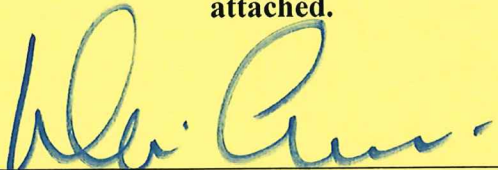
- (a) by the end of the fifth business day following the meeting.
- (b) as soon as practicable following the meeting where emergency action has been taken.
- (c) beyond the statutory period for submission.

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

 6/18/2024

James Ferguson, Esquire
Approved as to Form & Entry

cc: Jim Ferguson, Atlantic County Counsel

ATTACHMENTS: Minutes
 Veto Message