



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, March 13, 2025

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 4:14 p.m. The Board of Commissioners held their public meetings as designated below both in-person and via Teams conference on March 13, 2025, at the Atlantic County Improvement Authority in the Thunder Room of Building 3, National Aerospace Research & Technology Park, 600 Aviation Research Boulevard, Egg Harbor Township, New Jersey.

Teams Meeting Time:

March 13, 2025, 04:00 PM Eastern Time

Meeting ID: 247 866 770 632

Passcode: uK9bX7Gt

COMMISSIONERS PARTICIPATING IN THE MEETING

Roy Foster, Chairperson; Rev. Milton Hendricks, Assistant Secretary; Don Guardian, Commissioner; Robert Gross, Commissioner; and Wendy Barlett, Commissioner.

Robert J. Tarby, Sr, Vice Chairperson; Edwin G. Blake, Secretary; Joseph J. Giraldo, Treasurer; 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; Bonnie Lindaw, Atlantic County Treasurer; and Arthur Murray, Atlantic County Counsel.

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 February 13, 2025, Board Meeting

Attachment #1

The Board was asked to approve the Minutes of the February 13, 2025, Regular Board Meeting as presented or as corrected.

A motion was made by Mr. Gross and seconded by Mr. Guardian to approve the Minutes of the December 12th, 2024, Regular Board Meeting. By a roll-call vote of 5-0-0, the Minutes were approved.

III. FINANCIAL REPORT

A. Financial Report from January 2025

Attachment #2

The Board was presented a preliminary Financial Report of January 2025 and was requested to approve by resolution, the expenditures contained therein.

A motion was made by Ms. Bartlett and seconded by Rev. Hendricks 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

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

V. PROJECT MANAGEMENT

A. Atlantic City Demolition Shared Services Agreement

Attachment #3

The Board was asked to authorize a shared service agreement with Atlantic City for the Authority to serve as Project Manager for the City's Demolition Program.

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

B. Demolition Contractor Pool

Attachment #4

The Board was asked to adopt resolution appointing a pool of qualified contractors for emergency demolitions for the Atlantic City Demolition Program.

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

C. Demolition of 404 N. Ohio Atlantic City

Attachment #5

The Board was asked to authorize the Executive Director to into an agreement with Ambient for the Demolition of 404 N. Ohio Avenue in Atlantic City in the amount of \$49,500.00.

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

D. Cape May County Technical School

Attachment #6

The Board was asked to authorize the Executive to amend a Shared Services Agreement with the Cape May County Technical School District to include Owners Representative and Construction Management services for the Boathouse and associated site improvements portion of the Technical School CTE Expansion Project in the amount of \$50,000.00.

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

E. Mainland Regional High School

Attachment #7

The Board was asked to authorize an amendment of a Shared Services Agreement with the Mainland Regional School District to include Architectural Design Services by Splezle Architectural Group, LLC in the amount of \$23,700 for a total new agreement amount of \$35,700.

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

VI. ADMINISTRATION

A. Somers Point Affordable Housing Account

Attachment #8

The Board was asked to authorize the Executive Director to change the Somers Point affordable housing account ending in # 0774 in which funds have been withdrawn and submitted back to Somers Point in September 2024) to be retitled to Small Cities Rehab.

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

B. ACIA Audit

Attachment #9

The Board was asked to adopt a resolution authorizing the Executive Director to amend a Professional Services Agreement with Holman Frenla and Allison, P.C. to increase their contract by \$31,618.13 to account for excessive time spent by HFA in preparing the 2021 and 2022 audits.

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

VII. OTHER BUSINESS - none

VIII. OPEN SESSION - none

IX. EXECUTIVE SESSION - at 4:33 Executive Director, Timothy Edmunds, requested that the Board go into Executive Session to discuss pending litigation.

A motion was made by Ms. Bartlett and seconded by Rev. Hendricks to go into Executive Session. By a roll-call vote of 5-0-0, the Board agreed to go into Executive Session.

Upon return, the Board was asked to authorize the Executive Director to execute a contract with Robert W. McAndrew, Esq. of McAndrew Vuotto LLC to serve as Special Litigation Counsel to the Authority as necessary.

X. ADJOURNMENT- A motion was made by Mr. Gross and seconded by Rev. Hendricks, to adjourn the meeting. By a unanimous vote, the meeting adjourned at 5:10 p.m.

Respectfully,

Rev. Dr. Milton L. Hendricks

Rev. Dr. Milton L. Hendricks (Mar 19, 2025 11:01 EDT)

Rev. Milton Hendricks
Assistant Secretary

MEMORANDUM

Date: March 14, 2025

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 March 13, 2025

I. The Minutes of the above-referenced meeting were submitted pursuant to N.J.S.A. 40:41A-37 et seq., on March 14, 2025.


- (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.

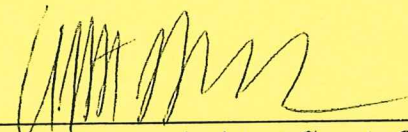
II. I hereby return the Minutes of the above referenced meeting to the Authority and to the Board of Freeholders, on the date set forth above, which is:

- (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


Arthur J. Murray, Assistant County Counsel
Approved as to Form & Entry

cc: N. Lynne Hughes, Esquire, County Counsel

ATTACHMENTS: Minutes
 Veto Message