



Atlantic County Improvement Authority

600 Aviation 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, July 13, 2023

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 4:03 p.m. The Board of Commissioners held their public meetings as designated below both in-person and via Zoom conference on July 13, 2023, 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: July 13, 2023, 04:00 PM Eastern Time (US and Canada)

Join Zoom Meeting at the following link:

<https://zoom.us/j/91082530970?pwd=OEtKUjJ0eDhaYUIHQzZoQUh4a3daUT09>

Meeting ID: 910 8253 0970

Passcode: 787054

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; Rev. Milton Hendricks, Assistant Secretary; Robert Gross, Commissioner; Joseph J. Giraldo, Commissioner India Still, Commissioner and Don Guardian, Commissioner, joined the meeting at 4:06 p.m.

STAFF PARTICIPATING IN THE MEETING

Timothy D. Edmunds, Executive Director; Jessica Wheeley, Comptroller; Edward Perkins, Director of Projects; Robert McGuigan, Director of Community Development; Ellen Hiltner, Home Program Manager; Lisa Spence, Program Specialist and Jessica Parada,

Financial Specialist.

OTHERS IN ATTENDANCE

Randolph C. Lafferty, Esquire, Cooper Levenson and Todd Reitzel Atlantic County Comptroller joined the meeting at 4:22 p.m.

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 June 8th, 2023, Regular Board Meeting Attachment #1

The Board was asked to approve the Minutes of the June 8th, 2023, Regular Board Meeting as presented or as corrected.

A motion was made by Mr. Blake and seconded by Rev. Hendricks to approve the Minutes of the June 8th, 2023, Regular Board Meeting. By a roll-call vote of 5-0-2, the Minutes were approved.

III. FINANCIAL REPORT

A. Financial Report from May 2023 Attachment #2

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

A motion was made by Mr. Giraldo and seconded by Mr. Blake, to approve the expenditures contained therein. By a roll-call vote of 8-0-0, the Board agreed to approve the resolution.

IV. EXECUTIVE DIRECTOR'S REPORT

There were no contracts authorized by the Executive Director for an amount under the public bidding threshold (\$17,500) as established pursuant to P.L. 1985 Chapter 469.

V. ADMINISTRATIVE

A. ACIA Community Development LLC and ACIA Development Corporation Attachment #3

The Board was asked to authorize the Executive Director to work with ACIA Counsel to dissolve ACIA Community Development LLC, and ACIA Development Corporation.

A motion was made by Mr. Gross and seconded by Mr. Giraldo. By a roll-call vote of

8-0-0, the Board agreed to approve the resolution.

VI. PROJECT MANAGEMENT

**A. Demolition of 110 N. Raleigh Avenue
Attachment #4**

The Board was asked to authorize approval of a Change Order to American Demolition's contract for the demolition of 110 N. Raleigh Avenue in amount of \$4,770.00 for a new not-to-exceed contract amount of \$13,350.00.

A motion was made by Mr. Blake and seconded by Rev. Hendricks. By a roll-call vote of 8-0-0, the Board agreed to approve the resolution.

**B. NARTP- 600 Aviation Research Boulevard- Lease Agreement
Attachment #5**

The Board was asked to authorize the Executive Director to execute a lease agreement with Signature Science in accordance with the terms and conditions presented to the Board.

A motion was made by Rev. Hendricks and seconded by Mr. Giraldo. By a roll-call vote of 8-0-0, the Board agreed to approve the resolution.

**C. Cape May Government Services District
Attachment #6**

The Board was asked to authorize the Executive Director to execute an Additional Services Request (ASR) to Clarke Caton Hintz for Owner requested revisions in an amount of \$39,850.00.

A motion was made by Mr. Tarby and seconded by Mr. Giraldo. By a roll-call vote of 8-0-0, the Board agreed to approve the resolution.

VII. COMMUNITY DEVELOPMENT

**A. Foreclosure Registry
Attachment #7**

The Board was asked to authorize the Executive Director to terminate an agreement with Property Registration Champions, LLC and to further authorize the Executive Director to issue a Request for Proposals (RFP) to vendors to continue to operate the Foreclosure Registry Program.

A motion was made by Mr. Gross and seconded by Mr. Giraldo. By a roll-call vote of 8-0-0, the Board agreed to approve the resolution.

VIII. PUBLIC COMMENTS - none

IX. OLD BUSINESS – none

X. NEW BUSINESS – none

XI. EXECUTIVE SESSION

Executive Director Timothy D. Edmunds requested that the Board go into Executive Session to discuss litigation matters.

A motion was made by Mr. Tarby and seconded by Mr. Giraldo, to go into Executive Session at 4:36 p.m. By a roll-call vote of 8-0-0, the Board agreed to go into Executive Session.

The Board returned from Executive Session at 4:47 PM.

Upon return, a motion was made by Mr. Giraldo and seconded by Mr. Tarby to authorize a settlement in the Charles vs. Jones lawsuit in an amount not to exceed \$3,500.00.

XII. ADJOURNMENT – a motion was made by Mr. Blake and Mr. Tarby to adjourn the meeting at 4:50 p.m. By unanimous vote 8-0-0, the meeting was adjourned.

Respectfully,



Edwin G. Blake
Secretary

MEMORANDUM

Date: July 14, 2023

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 July 13, 2023.

I. The Minutes of the above-referenced meeting were submitted pursuant to N.J.S.A. 40:41A-37 et seq., on July 14, 2023.

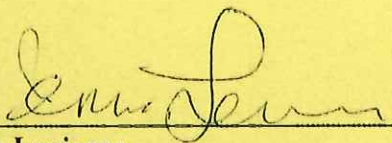
- (a) X by the end of the fifth business day following the meeting.
- (b) _____ as soon as practicable following the meeting where emergency action has been taken.
- (c) _____ beyond the statutory period for submission.

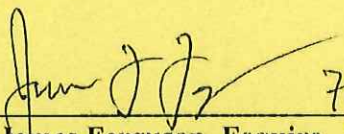
II. I hereby return the Minutes of the above referenced meeting to the Authority and to the Board of Freeholders, on the date set forth above, which is:

- (a) X 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) X 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

 7/18/2023
James Ferguson, Esquire
Approved as to Form & Entry

cc: Jim Ferguson, Atlantic County Counsel

ATTACHMENTS: _____ Minutes
 _____ Veto Message