



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, August 10, 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 August 10, 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: August 10, 2023, 04:00 PM Eastern Time (US and Canada)

Join Zoom Meeting at the following link:

<https://zoom.us/j/93850272726?pwd=RC8wUkFqek9rRmhkaEZwUDZCY1NZdz09>

Meeting ID: 938 5027 2726

Passcode: 155123

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 joined the meeting at 4:07 pm; Rev. Milton Hendricks, Assistant Secretary; Don Guardian, Commissioner, India Still, Commissioner; and Robert Gross, Commissioner.

Joseph J. Giraldo, 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; Ellen Hiltner, Home Program Manager, and Jessica Parada, Financial Specialist.

OTHERS IN ATTENDANCE

Randolph C. Lafferty, Esquire, Cooper Levenson and Bonnie Lindaw, Atlantic County Treasurer.

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 July 13, 2023, Regular Board Meeting Attachment #1

The Board was asked to approve the Minutes of the July 13th, 2023, Regular Board Meeting as presented or as corrected.

A motion was made by Rev. Hendricks and seconded by Mr. Guardian to approve the Minutes of the July 13th, 2023, Regular Board Meeting. By a roll-call vote of 7-0-1, the Minutes were approved.

III. FINANCIAL REPORT

A. Financial Report from June 2023 Attachment #2

The Board was presented a preliminary Financial Report of June 2023 and was requested to approve by resolution, the expenditures contained therein.

A motion was made by Mr. Guardian and seconded by Mr. Tarby to approve the expenditures contained therein. By a roll-call vote of 7-0-1, the Board agreed to approve the resolution.

IV. EXECUTIVE DIRECTOR'S REPORT

A. 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. PROJECT MANAGEMENT

A. Atlantic County Central Kitchen Attachment #3

The Board was asked to authorize a Shared Service Agreement with Atlantic County for the Authority to serve as Project Manager and Owner's Representative for County's Central Kitchen Roof and HVAC replacement project.

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

B. NARTP ACIA-NARTP Lease Agreement Attachment #4

The Board was asked to authorize renewal of the lease between the Authority and the National Aviation Research and Technology Park (NARTP) for six hundred Aviation Research Boulevard and authorize the renewal of the sub-lease between NARTP and the Atlantic County Economic Alliance.

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

VI. COMMUNITY DEVELOPMENT

A. Ducktown Façade Program

Attachment #5

The Board was asked to authorize the execution of an agreement with the Ducktown Community Development Corporation (CDC) for the Authority to administer Ducktown CDC's Residential and Business Façade program.

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

B. Ducktown Home Buyer Downpayment Assistance Program

Attachment #6

The Board was asked to authorize the execution of an agreement with the Ducktown Community Development Corporation (CDC) for the Authority to administer Ducktown CDC's Home Downpayment Assistance program.

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

C. Ducktown Home Demolition Program

Attachment #7

The Board will be asked to authorize the execution of an agreement with the Ducktown Community Development Corporation (CDC) for the Authority to administer Ducktown CDC's residential unit demolition program.

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

D. ACDEVCO Homebuyers Program

Attachment #8

The Board was asked to authorize an amended agreement with ACDEVCO to expand the qualification requirements.

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

E. Foreclosure Registry Program

Attachment #9

The Board was asked to approve a resolution authorizing the Executive Director to negotiate and enter into an agreement with Hera Property Registry, LLC for the administration of the Atlantic County Foreclosure Registry Program.

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

F. Shared Service Agreements – Foreclosure Registry

Attachment #10

The Board was asked to adopt a resolution authorizing the Executive Director to enter into Shared Service Agreements with Atlantic County Municipalities to participate in the Foreclosure Registry Program.

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

G. Atlantic County FY2021 CDBG and HOME Funding

Attachment #11

The Board was asked to authorize the Executive Director to amend an Agreement to administer and authorize the addition of funds to Atlantic County's FY 2021 CDBG and HOME program.

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

H. Atlantic County DCA CDBG-CV 1, 2 & 3 Funding

Attachment #12

The Board was asked to authorize the Executive Director to amend an Agreement to administer and authorize the addition of funds to Atlantic County's CDBG-CV 2 and CDBG-CV 1 & 3 funds.

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

VII. National Aerospace Research & Technology Park

Attachment #13

The Board was asked to authorize the Executive Director to execute an amendment to the Assignment and Construction Agreement between the National Aerospace Research and Technology Park and the ACIA Concerning NARTP Building #2.

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

VIII. EXECUTIVE SESSION

IX. PUBLIC COMMENTS

X. OLD BUSINESS

XI. NEW BUSINESS

XII. ADJOURNMENT

Respectfully,



Edwin G. Blake
Secretary

MEMORANDUM

Date: August 11, 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 August 10, 2023.

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

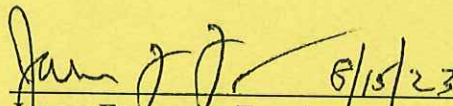
- (a) X within ten days of delivery.
(b) _____ within twenty-four (24) hours of delivery where the action taken at the meeting was deemed by the Authority to be in response to an emergency situation.

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

 8/15/23

James Ferguson, Esquire
Approved as to Form & Entry

cc: Jim Ferguson, Atlantic County Counsel

ATTACHMENTS: _____ Minutes
 _____ Veto Message