



Atlantic County Improvement Authority

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John C. Lamey, Jr.
Executive Director

MINUTES OF THE BOARD MEETING

Thursday, April 8th, 2021

THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY

1333 Atlantic Avenue, Suite 700

Atlantic City, NJ 08401

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 M. Foster, at 4:03 p.m. In conformity and compliance with recommendations and advice of County, State, National and International Public Health agencies regarding public gatherings during the COVID-19 pandemic, including directives of the NJ Division of Local Government Services (DLGS), the Board of Commissioners provided live-streaming capabilities of its meeting on April 8th, 2021. The public was restricted from attending the meeting in person; however, the public was able to provide questions and comments via live streaming. Instructions to participate are stated below:

Zoom Meeting Time: April 8th, 2021, 04:00 PM Eastern Time (US and Canada)

Join Zoom Meeting at the following link: <https://zoom.us/j/93636529067>

Meeting ID: 936 3652 9067

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

COMMISSIONERS PARTICIPATING IN THE MEETING

Roy M. Foster, Chairperson; Robert J. Tarby, Sr., Vice-Chairperson; Edwin G. Blake, Secretary; Don Guardian, Commissioner; and Christopher Fallon, III, Commissioner.

Ann Davis, Treasurer; Rev. Milton Hendricks, Assistant Secretary; John Armstrong, Commissioner; and Robert Gross, Commissioner, were unable to participate in the meeting.

STAFF PARTICIPATING IN THE MEETING

John C. Lamey, Jr., Executive Director; Timothy Edmunds, Director of Projects; Lori Riggs, Program Manager; Dianilda Torres, Finance Manager; Bob McGuigan, CDBG Director; Ellen Hiltner, Community Development Coordinator; and Jessica Parada, Administrative Assistant.

OTHERS IN ATTENDANCE

Randy Lafferty, Esquire, Cooper Levenson; and Bonnie Lindaw, Treasurer for Atlantic County.

I. OPENING STATEMENT AND ROLL CALL

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

II. MINUTES

A. Minutes of the March 11th, 2021, Regular Board Meeting Attachment #1

The Board was asked to approve the Minutes of the March 11th, 2021, Regular Board Meeting.

A motion was made by Mr. Blake, and seconded by Mr. Fallon, to approve the Minutes of the March 11th, 2021, Regular Board Meeting. By a roll-call vote of 5-0-0, the Minutes were approved.

III. FINANCIAL REPORT

A. Financial Report from February 2021 Attachment #2

The Board was asked to approve, by resolution, the expenditures contained in the February 2021 Financial Report.

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

IV. EXECUTIVE DIRECTOR'S REPORT

A. CONTRACTS AWARDED – Authorized by Executive Director

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. Green Tree Spillway Project Attachment #3

The Board was asked to authorize the Executive Director to execute an addendum to the contract with Arthur R. Henry for the replacement of a drainage overflow pipe at Green Tree Golf Course for an amount not-to-exceed \$7,508.00.

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

B. NARTP Building 2 Attachment #4

The Board was asked to authorize the Executive Director, with the assistance of counsel, to negotiate and execute an assignment of the ground lease from the NARTP for the development of Building 2 at the National Aviation Research and Technology Park.

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

C. Cape May Airport Redevelopment Project

Attachment #5

The Board was asked to authorize the Executive Director with the assistance of Counsel to negotiate and execute necessary agreements with Cape May County and the Cape May Brewery to fund the Authority's administrative costs and professional services agreements between the Authority and Stokes Architecture and Design in the amount of \$19,500.00 and C&S Companies in the amount of \$19,500.00 to develop a Conceptual Design and Cost Estimate for a new facility to be located on the Cape May County Airport and to further authorize the two aforementioned professional services agreements.

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

VI. COMMUNITY DEVELOPMENT

A. Shared Services Agreement with Cape May County CDBG-CV

Attachment #6

The Board was asked to authorize the Executive Director to enter into a shared services agreement with Cape May County for the Authority to administer the County's CDBG-CV Funds.

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

B. Chelsea Homeownership Program

Attachment #7

The Board was asked to authorize an agreement with ACDEVCO for the Authority to administer their Chelsea Homeownership Program.

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

C. Wildwood Redevelopment Program

Attachment #8

The Board was asked to authorize an amendment with Lou Joyce, Professional Planner for 3601-3615 Redevelopment Project in Wildwood in the amount of \$2,9000.00, for an amended agreement not-to-exceed \$6,500.00 for an additional scope of work consisting of the drafting of a Redevelopment Plan.

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

VII. PROJECT FINANCING

A. NARTP Bond Resolution

Attachment #9

The Board was asked to adopt a Supplemental Resolution authorizing the issuance of not-to-exceed \$15,500,000.00 County Guaranteed Revenue Bonds, Series 2021 (Aviation Park Project) (Federally Taxable) of the Atlantic County Improvement Authority and determining other matters in connection therewith.

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

VIII. EXECUTIVE SESSION – None.

IX. OTHER BUSINESS – None.

X. OPEN SESSION – None.

XI. ADJOURNMENT

A motion was made by Mr. Guardian, and seconded by Mr. Tarby, to adjourn the meeting at 4:31 p.m. By a roll-call vote of 5-0-0, the meeting was adjourned.

Respectfully,



Edwin G. Blake
Secretary