



**Atlantic County Improvement Authority**

1333 Atlantic Avenue, Suite 700 · Atlantic City, NJ 08401

Phone: 609-343-2390 Fax: 609-343-2188

John C. Lamey, Jr.

Executive Director

## **MINUTES OF THE BOARD MEETING**

### **Thursday, August 12<sup>th</sup>, 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 Foster, at 4:05 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 August 12<sup>th</sup>, 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: August 12<sup>th</sup>, 2021, 04:00 PM Eastern Time (US and Canada)*

*Join Zoom Meeting at the following link: <https://zoom.us/j/91875097355>*

*Meeting ID: 989 7509 7355*

*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; Ann Davis, Treasurer; Edwin G. Blake, Secretary; Christopher Fallon, III, Commissioner; and India Still, Commissioner.

Rev. Milton Hendricks, Assistant Secretary; Don Guardian, 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; Bob McGuigan, CDBG Director; Lisa Duffner, Executive Assistant/Office Administrator; and Angela Disantis, Administrative Assistant/Receptionist.

#### **OTHERS IN ATTENDANCE**

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

#### **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 July 1<sup>st</sup>, 2021, Regular Board Meeting**

**Attachment #1**

The Board was asked to approve the Minutes of the July 1<sup>st</sup>, 2021, Regular Board Meeting as presented or as corrected.

A motion was made by Mr. Blake, and seconded by Mr. Tarby, to approve the Minutes of the July 1<sup>st</sup>, 2021, Regular Board Meeting. By a roll-call vote of 4-0-2, with Ms. Davis and Ms. Still abstaining from the vote, the Minutes were approved.

### **B. Minutes of the July 29, 2021, Special Board Meeting**

**Attachment #2**

The Board was asked to approve the Minutes of the July 29<sup>th</sup>, 2021, Special Board Meeting as presented or as corrected.

A motion was made by Mr. Tarby, and seconded by Mr. Blake, to approve the Minutes of the July 29<sup>th</sup>, 2021, Special Board Meeting. By a roll-call vote of 3-0-3, with Ms. Davis, Mr. Fallon, and Ms. Still abstaining from the vote, the Minutes were approved.

## **III. FINANCIAL REPORT**

### **A. Financial Report from June 2021**

**Attachment #3**

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

A motion was made by Ms. Davis, and seconded by Mr. Fallon, to approve the Financial Report. By a roll-call vote of 5-0-1, with Ms. Still abstaining from the vote, the resolution was approved.

## **IV. EXECUTIVE DIRECTOR'S REPORT**

### **A. EXECUTIVE DIRECTOR'S REPORT**

Mr. Lamey welcomed India Still, the newly appointed Commissioner, to the Board.

Mr. Lamey reported that on the status of the Audit and that it is on track to be completed by the September 30<sup>th</sup> deadline.

Mr. Lamey also reported on the status of the NARTP Building #2.

### **B. 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. ADMINISTRATION**

**A. Policy and Procedure Manual Amendment**

**Attachment #4**

The Board was asked to authorize an amendment to Section 1.06 of the Policy and Procedure Manual of the Atlantic County Improvement Authority regarding requirements for employee contribution to the cost of Health Benefits during an approved Unpaid Leave of Absence.

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

**VI. PROJECT MANAGEMENT**

**A. One Stop Career Center ADA Project**

**Attachment #5**

The Board was asked to award a contract to M.B. Markland Contracting Co., Inc. as the successful low bidder for the for the replacement and installation of ADA compliant automated doors at the One Stop Career Center in Pleasantville in accordance with their proposal for an amount not to exceed \$38,493.00.

A motion was made by Mr. Blake, and seconded by Ms. Davis, to approve the resolution. By a roll-call vote of 5-0-1, with Mr. Tarby abstaining from the vote, the resolution was approved.

**B. Cape May County Government Services Project Additional Services**

**Attachment #6**

The Board was asked to authorize an amendment to the Shared Services Agreement with Cape May County for the Government Services Project, and further authorize an amendment to the contract with Clark Caton Hintz, both in the amount of \$2,270.00, for additional cost-estimating services not included in the original scope of work related to the design of the Government Services Project.

Both actions are necessary as the Authority is being reimbursed by Cape May County under the shared services agreement for the cost of the professional services agreement with Clark Caton Hintz.

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

**VII. REDEVELOPMENT**

**Wildwood Redevelopment Project Additional Services**

**Attachment #7**

The Board was asked to authorize an addendum to the Shared Services Agreement between the Authority, Cape May County, and the City of Wildwood, and further authorize an amendment to the Professional Services Agreement with Clark Caton & Hintz both in the amount of in the amount of \$19,739.50 for additional services related to the Wildwood Redevelopment Project.

Both actions are necessary as the Authority is being reimbursed by Cape May County and Wildwood under the Shared Series Agreement for the cost of the professional services agreement with Clark Caton Hintz.

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

**VIII. ATLANTIC CITY SUPERMARKET**

**MOU and Lease Agreement related to Block 396, Lot 6 in Atlantic City Attachment #8**

The Board was asked to authorize the Executive Director with the assistance of Counsel to negotiate and execute a Memorandum of Understanding and Lease Agreement with the Casino Reinvestment Development Authority (CRDA) for property owned by the Improvement Authority within Block 396, Lot 6, in Atlantic City.

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

**IX. EXECUTIVE SESSION - There was no Executive Session.**

**X. PUBLIC COMMENTS - None. There was no one from the public who attended this meeting.**

**XI. ADJOURNMENT - A motion was made by Mr. Blake, and seconded by Mr. Tarby, to adjourn the meeting at 4:46 p.m. By a roll-call vote of 6-0-0, the meeting was adjourned.**

Respectfully,



Edwin G. Blake  
Secretary



MEMORANDUM

Date: August 13<sup>th</sup>, 2021

To: John C. Lamey, Jr., Executive Director  
Atlantic County Improvement Authority

From: Honorable Dennis Levinson  
Atlantic County Executive

Re: Minutes of the Regular Board Meeting on August 12<sup>th</sup>, 2021.

RECEIVED

AUG 18 2021

A.C.I.A.

I. The Minutes of the above-referenced meeting were submitted pursuant to N.J.S.A. 40:41A-37 et seq., on August 13<sup>th</sup>, 2021.

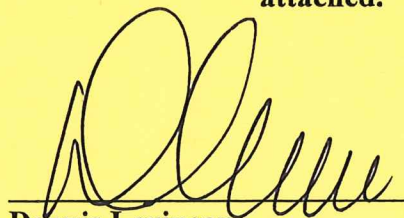
- (a) X by the end of the fifth business day following the meeting.
- (b) \_\_\_\_\_ as soon as practicable following the meeting where emergency action has been taken.
- (c) \_\_\_\_\_ beyond the statutory period for submission.

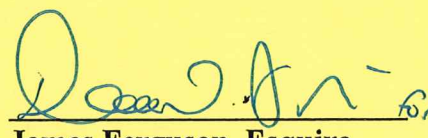
II. I hereby return the Minutes of the above referenced meeting to the Authority and to the Board of Freeholders, on the date set forth above, which is:

- (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

  
James Ferguson, Esquire  
Approved as to Form & Entry

cc: Jim Ferguson, Atlantic County Counsel

ATTACHMENTS: \_\_\_\_\_ Minutes  
                                  \_\_\_\_\_ Veto Message