



**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, February 11<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 M. 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 February 11<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: February 11th, 2021, 04:00 PM Eastern Time (US and Canada)***

***Join Zoom Meeting at the following link: <https://zoom.us/j/92560260155>***

***Meeting ID: 925 6026 0155***

***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; Rev. Milton Hendricks, Asst. Secretary; John Armstrong, Commissioner; Donald Guardian, Commissioner; and Robert Gross, Commissioner.

Christopher Fallon, III, Commissioner, was 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; and Lisa Duffner, Executive Assistant.

**OTHERS IN ATTENDANCE**

Randy Lafferty, Esquire, Cooper Levenson; and Julia Ann Sharkey, Office of the 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 January 14<sup>th</sup>, 2021, Regular Board Meeting Attachment #1**

The Board was asked to approve the Minutes of the January 14<sup>th</sup>, 2021, Regular Board Meeting.

A motion was made by Mr. Gross, and seconded by Mr. Blake, to approve the Minutes of the January 14<sup>th</sup>, 2021, Regular Board Meeting. By a roll-call vote of 8-0-0, the Minutes were approved.

**III. ELECTION OF OFFICERS**

**A. Election of Officers for the 2021-2022 Year Attachment #2**

The Board was asked to elect a slate of Officers for the 2021-2022 Year.

Mr. Tarby addressed the Board and stated that the Nominating Committee met and nominates the following slate of Officers to the ACIA Board:

Chairperson:	Roy M. Foster
Vice-Chairperson:	Robert J. Tarby
Secretary:	Edwin G. Blake
Assistant Secretary:	Rev. Milton Hendricks
Treasurer:	Ann M. Davis

The Authority's Executive Director shall serve as Assistant Secretary in the absence of the Secretary and Assistant Secretary.

A motion was made by Rev. Hendricks, and seconded by Mr. Guardian, to approve the slate of Officers as presented by the nominating committee. By a roll-call vote of 8-0-0, the resolution was approved.

**IV. FINANCIAL REPORT**

**A. Financial Report from December 2020 Attachment #3**

The Board was asked to approve, by resolution, the expenditures contained in the December 2020 Financial Report.

A motion was made by Mr. Blake, and seconded by Mr. Tarby, to approve the resolution. By a roll-call vote of 8-0-0, the December 2020 Financial Report was approved.

**B. Approval of Depositories** **Attachment #4**

The Board was asked to approve a resolution authorizing specific Banking Institutions to be used as the Authority's depositories.

A motion was made by Mr. Blake, and seconded by Mr. Guardian, to approve the resolution. By a roll-call vote of 8-0-0, the resolution were approved.

**C. Approval of Eligible Investments** **Attachment #5**

The Board was asked to approve a resolution authorizing Eligible Investments of its various bond funds.

A motion was made by Mr. Armstrong, and seconded by Mr. Blake, to approve the resolution. By a roll-call vote of 8-0-0, the resolution were approved.

**V. 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.

**VI. ADMINISTRATIVE**

**A. Check Signer Authorization** **Attachment #6**

The Board was asked to approve a resolution naming the authorized check signers for the 2021-2022 year.

A motion was made by Rev. Hendricks, and seconded by Ms. Davis, to approve the resolution. By a roll-call vote of 8-0-0, the resolution was approved.

**B. Annual Schedule of Board Meeting Dates** **Attachment #7**

The Board was asked to approve a resolution adopting the annual schedule of regular meetings of the Atlantic County Improvement Authority pursuant to the Open Public Meetings Act.

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

**C. Agreement – 2021-2022 Legal Services Cooper-Levenson** **Attachment #8**

The Board will be asked to authorize the Executive Director to enter into a contract with Cooper-Levenson to provide legal services for the period of March 1, 2021 to February



28, 2022 for an amount not-to-exceed \$85,000.00.

A motion was made by Mr. Armstrong, and seconded by Mr. Guardian, to approve the resolution. By a roll-call vote of 8-0-0, the resolution were approved.

**VII. FINANCING**

**A. Waterpark Project**

**1. Authorize Application to the LFB Attachment #9**

The Board was asked to adopt a resolution authorizing an application to the Local Finance Board for its review pursuant to N.J.S.A. 40:37A-55(h) and (1) of a bond resolution authorizing the issuance of non-recourse Revenue Bonds, in one or more series, the proceeds of which will be used by the Authority to finance the construction and equipping of an approximately 1000,000 sq. ft. water park, located in the municipality of Atlantic City, in the County of Atlantic, in the State of New Jersey, on behalf of CIDC Atlantic City, LLC.

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

**2. Bond Counsel Agreement Attachment #10**

The Board was asked to adopt a resolution to appoint McManimon, Scotland & Baumann as Bond Counsel for the matter of the Atlantic City Waterpark Project.

A motion was made by Mr. Armstrong, and seconded by Mr. Guardian, to approve the resolution. By a roll-call vote of 8-0-0, the resolution was approved.

**B. Mullica Township Municipal Building**

**1. Authorize Application to the LFB – Mullica Municipal Building Attachment #11**

The Board was asked to adopt a resolution authorizing application to the Local Finance Board for its review pursuant to N.J.S.A. 40A:5A-6 of a bond resolution authorizing the issuance of bonds, and any notes issued in anticipation thereof, the proceeds of which will be used by the Authority to finance the construction of a new municipal building/police department complex in the Township of Mullica.

A motion was made by Mr. Armstrong, and seconded by Mr. Guardian, to approve the resolution. By a roll-call vote of 8-0-0, the resolution was approved.

**2. Bond Counsel Agreement Attachment #12**

The Board was asked to adopt a resolution to appoint McManimon, Scotland & Baumann as Bond Counsel for the matter of the Mullica Township Municipal Building.

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

**3. Financial Advisor Agreement Attachment #13**

The Board was asked to adopt a resolution appointing NW Financial as Financial Advisor for the matter of the Mullica Township Municipal Building.

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

**VIII. COMMUNITY DEVELOPMENT**

**A. Shared Services Agreement – Foreclosure Registry Attachment #14**

The Board was asked to adopt a resolution authorizing the Executive director to execute an amendment to the Shared Service Agreement with Folsom Borough for their participation in the Foreclosure Registry Program.

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

**B. Competitive Contracting Community Development Consulting Services Attachment #15**

The Board will be asked to adopt a resolution authorizing the Executive Director to execute a Contract with Triad Associates for the services of a Community Development Consultant as a result of a competitive contracting procurement process.

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

**C. Competitive Contracting Financing Consulting Services Attachment #16**

The Board was asked to adopt a resolution authorizing the Executive Director to execute a Contract with Community Initiatives Development Corporation for the services of a Business Financing/Economic Development Consultant as a result of a competitive contracting procurement process.

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

**D. Wildwood 3615 Pacific Avenue Redevelopment Attachment #17**

The Board was asked to adopt a resolution authorizing the Executive Director to execute an escrow agreement with Pacific Avenue Urban Renewal, LLC, and further authorize the execution of agreements with Nassau Capital Advisors and Lou Joyce, Professional Planner for a potential redevelopment project in Wildwood.

A motion was made by Mr. Armstrong, and seconded by Mr. Guardian, to approve the



resolution. By a roll-call vote of 8-0-0, the resolution was approved.

**E. Emergency Rental Assistance Program Shared Services Agreement Attachment #18**

The Board was asked to authorize a Shared Services Agreement with Atlantic County for the Authority to administer the Emergency Rental Assistance Program from the U.S. Department of the Treasury.

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

**IX. PROJECT MANAGEMENT**

**A. Atlantic County Justice Facility**

**1. Addendum to the Shared Services Agreement with Atlantic County Attachment #19**

The Board was asked to authorize an addendum to increase the amount of the Shared Services agreement with Atlantic County for project management services for the Atlantic County Justice Facility Project by \$21,550.00 for a total amount not-to-exceed \$450,000.00.

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

**2. Change Order #1 to the Construction Contract with Network Construction Attachment #20**

The Board was asked to authorize a change order in the amount of \$1,740.00 for an additional 50 lineal feet of razor wire fence.

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

**3. Change Order #2 to the Construction Contract with Network Construction Attachment #21**

The Board was asked to authorize a change order in the amount of \$2,690.00 for the relocation of a basketball backboard and support.

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

**B. Golf Courses**

**1. Green Tree Golf Course Aerator Attachment #22**

The Board was asked to authorize the purchase of certain equipment for Green Tree Golf Course, and a five (5) year agreement to lease that equipment to the County.

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

**2. Brigantine Links Rough Mower**

**Attachment #23**

The Board will be asked to authorize the purchase of certain equipment for Brigantine Golf Links and a five (5) year agreement to lease that equipment to the City of Brigantine.

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

**C. NARTP Building 2**

**Attachment #24**

The Board was asked to authorize the Executive Director to negotiate and execute an assignment of the lease for Lot 2 at the Aviation Research and Technology Park from the NARTP and further authorize the engagement of a professional to provide a survey for the lot.

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

**D. Demolition Contractor Pool**

**Attachment #25**

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

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

**XI. OTHER BUSINESS – None.**

**XII. OPEN SESSION – There were no comments from the public during the open session.**

**XIII. EXECUTIVE SESSION – None.**

**XIV. ADJOURNMENT**

A motion was made by Mr. Guardian, and seconded by Mr. Blake, to adjourn the meeting at 5:03 p.m. By a roll-call vote of 8-0-0, the meeting was adjourned.

Respectfully,



Edwin G. Blake  
Secretary