



Atlantic County Improvement Authority

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

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

Timothy D. Edmunds, P.E.

Executive Director

MINUTES OF THE BOARD MEETING

Thursday, January 12, 2023

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 4:01 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 January 12, 2023. 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: January 12, 2023, 04:00 PM Eastern Time (US and Canada)

Join Zoom Meeting at the following link:

<https://zoom.us/j/98176182905?pwd=cWFDQjNmYjJEOGFaS0RMZStQOUtxUT09>

Meeting ID: 981 7618 2905

Passcode: 845625

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

COMMISSIONERS PARTICIPATING IN THE MEETING

Roy Foster, Chairperson; Edwin G. Blake, Secretary; Robert Tarby, Vice-Chairperson; Rev. Milton Hendricks, Assistant Secretary; India Still, Commissioner; and Joseph J. Giraldo, Commissioner.

Ann Davis, Treasurer; Don Guardian, Commissioner; and Robert Gross, Commissioner. were unable to attend.

STAFF PARTICIPATING IN THE MEETING

Timothy D. Edmunds, Executive Director; Jessica Wheeley, Comptroller; Edward Perkins, Director of Projects; Robert McGuigan, CDBG Director; Jessica Parada, Financial Specialist and

Sarah Steiner, Program Specialist.

OTHERS IN ATTENDANCE

Randolph C. Lafferty, Esquire, Cooper Levenson.

I. OPENING STATEMENT AND ROLL CALL

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

II. MINUTES

A. Minutes of the December 8th, 2022, Regular Board Meeting Attachment #1

The Board was asked to approve the Minutes of the December 8th, 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 December 8th, 2022, Regular Board Meeting. By a roll-call vote of 5-0-1, the Minutes were approved.

III. FINANCIAL REPORT

A. Financial Report from November 2022 Attachment #2

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

A motion was made by Mr. Blake and seconded by Mr. Giraldo, to approve the expenditures contained therein. By a roll-call vote of 6-0-0, the Board agreed to approve the resolution.

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. ADMINISTRATIVE

A. ACIA Audit Contract Attachment #3

The Board will be asked to approve a resolution authorizing the Executive Director to renew a Professional Services Agreement with Holman Frenia Allison, P.C. to perform an accounting audit for the year ending December 31, 2022, for an amount not to exceed \$37,500.00.

A motion was made by Mr. Giraldo and seconded by Ms. Still. By a roll-call vote of 6-0-0, the Board agreed to approve the resolution.

B. Director of Projects Attachment #4

The Board was asked to approve a title of Director of Projects to Edward Perkins

A motion was made by Rev Hendricks and seconded by Mr. Giraldo. By a roll-call vote of 6-0-0, the Board agreed to approve the resolution.

C. PM Consultants- Interim Accounting Services

Attachment #5

The Board was asked to extend a Professional Services Agreement with PM Consultants for interim accounting services.

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

VI. COMMUNITY DEVELOPMENT PROGRAM

A. Inlet Community Development Corporation

Attachment #6

The Board was asked to authorize a Memorandum of Understanding to implement housing rehabilitation, façade, hardscaping, and landscaping with the Inlet Community Development Corporation.

A motion was made by Mr. Giraldo and seconded by Ms. Still. By a roll-call vote of 6-0-0, the Board agreed to approve the resolution.

B. Midtown Community Development Corporation

Attachment #7

The Board was asked to authorize a Memorandum of Understanding to implement housing rehabilitation, façade, hardscaping, and landscaping with the Midtown Community Development Corporation.

A motion was made by Mr. Giraldo and seconded by Ms. Still. By a roll-call vote of 6-0-0, the Board agreed to approve the resolution.

C. Ducktown Community Development Corporation

Attachment #8

The Board will be asked to authorize a Memorandum of Understanding to implement housing rehabilitation, façade, hardscaping, and landscaping with the Ducktown Community Development Corporation.

A motion was made by Ms. Still and seconded by Rev. Hendricks. By a roll-call vote of 6-0-0, the Board agreed to approve the resolution.

D. Chelsea Community Development Corporation

Attachment #9

The Board will be asked to authorize a Memorandum of Understanding to implement housing rehabilitation, façade, hardscaping and landscaping with the Chelsea Community Development Corporation.

A motion was made by Rev. Hendrick and seconded by Ms. Still. By a roll-call vote of 6-0-0, the Board agreed to approve the resolution.

VII. PROJECT MANAGEMENT

A. Demolition of 521 Drexel Avenue

Attachment #10

The Board was asked to authorize a contract with Winzinger Inc. for the demolition of 521 Drexel Avenue in the City of Atlantic City for an amount not to exceed \$69,300.00.

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

B. Demolition of 745 Drexel Avenue

Attachment #11

The Board was asked to authorize a contract with Ambient for the demolition of 745 Drexel Avenue in the City of Atlantic City for an amount not to exceed \$30,250.00.

A motion was made by Mr. Giraldo and seconded by Rev. Hendrick. By a roll-call vote of 6-0-0, the Board agreed to approve the resolution.

C. Demolition of 723 N. Indiana Avenue

Attachment #12

The Board was asked to authorize a contract with Winzinger Inc. for the demolition of 723 N. Indiana Avenue in the City of Atlantic City for an amount not to exceed \$33,000.00.

A motion was made by Rev. Hendrick. and seconded by Mr. Giraldo. By a roll-call vote of 6-0-0, the Board agreed to approve the resolution.

D. Demolition of 725 N. Indiana Avenue

Attachment #13

The Board was asked to authorize a contract with Winzinger Inc. for the demolition of 725 N. Indiana Avenue in the City of Atlantic City for an amount not to exceed \$60,500.00.

A motion was made by Rev. Hendrick. and seconded by Mr. Giraldo. By a roll-call vote of 6-0-0, the Board agreed to approve the resolution.

E. Demolition of 903 Keener Avenue

Attachment #14

The Board was asked to authorize a contract with Winzinger Inc. for the demolition of 903 Keener Avenue in the City of Atlantic City for an amount not to exceed \$67,100.00

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

VIII. EXECUTIVE SESSION - none

IX. PUBLIC COMMENT – none

X. OLD BUSINESS – none

XI. NEW BUSINESS – none

XII. ADJOURNMENT – By a unanimous vote, the meeting adjourned at 4:19 p.m.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Edwin G. Blake', with a stylized flourish extending to the right.

Edwin. G. Blake
Secretary

MEMORANDUM

Date: January 13, 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 on January 12, 2023.

I. The Minutes of the above-referenced meeting were submitted pursuant to N.J.S.A. 40:41A-37 et seq., on January 13, 2023.

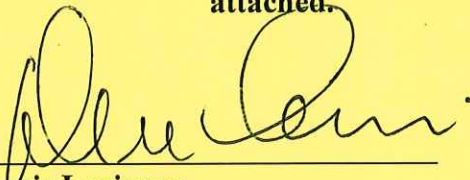
- (a) X by the end of the fifth business day following the meeting.
- (b) as soon as practicable following the meeting where emergency action has been taken.
- (c) beyond the statutory period for submission.

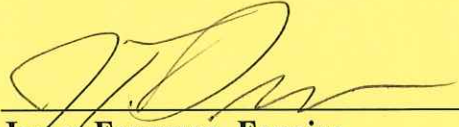
II. I hereby return the Minutes of the above referenced meeting to the Authority and to the Board of Freeholders, on the date set forth above, which is:

- (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

for 
James Ferguson, Esquire
Approved as to Form & Entry

cc: Jim Ferguson, Atlantic County Counsel

ATTACHMENTS: Minutes
 Veto Message