



**Atlantic County Improvement Authority**

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

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John C. Lamey, Jr.  
Executive Director

## **MINUTES OF THE BOARD MEETING**

**Thursday, January 14<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 4:08 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 December 10<sup>th</sup>, 2020. 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 14th, 2021, 04:00 PM Eastern Time (US and Canada)***

***Join Zoom Meeting at the following link: <https://zoom.us/j/93721710958>***

***Meeting ID: 937 2171 0958***

***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 Christopher Fallon, III, Commissioner.

Robert Gross, Commissioner, joined the meeting late at 4:30 p.m.

### **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/Receptionist.

**OTHERS IN ATTENDANCE**

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

**I. OPENING STATEMENT AND ROLL CALL**

Chairperson Foster read the Notice of Public Meeting and the roll was called.

**II. MINUTES**

**A. Minutes of the December 10<sup>th</sup>, 2020, Regular Board Meeting Attachment #1**

The Board was asked to approve the Minutes of the December 10<sup>th</sup>, 2020, Regular Board Meeting.

A motion was made by Rev. Hendricks, and seconded by Mr. Armstrong, to approve the Minutes of the December 10<sup>th</sup>, 2020, Regular Board Meeting. By a roll-call vote of 6-0-2, with Mr. Tarby and Ms. Davis abstaining from the vote, the Minutes were approved.

**III. FINANCIAL REPORT**

**A. Financial Report from November 2020 Attachment #2**

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

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 November 2020 Financial Report 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. COMMUNITY DEVELOPMENT**

**A. Competitive Contracting Community Development Consulting Services Attachment #3**

The Board was asked to adopt a resolution authorizing the Executive Director to utilize Competitive Contracting to procure the services of a Community Development Consultant.



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

**B. Competitive Contracting Financing Consulting Services Attachment #4**

The Board was asked to adopt a resolution authorizing the Executive Director to utilize Competitive Contracting to procure the services of a Business Financing Consultant.

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.

**VI. PROJECT MANAGEMENT**

**A. Atlantic City Demolition Program Attachment #5**

The Board was asked to authorize a shared services agreement with Atlantic City for the Authority to serve as Project Manager for the City's Demolition Program.

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 was approved.

**B. Demolition of 504 N. Indiana Avenue in Atlantic City Attachment #6**

The Board was asked to authorize a contract with Ricco Construction for the demolition of 504 N. Indiana Avenue in Atlantic City for an amount not-to-exceed \$43,461.26.

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.

**VII. NATIONAL AVIATION RESEARCH AND TECHNOLOGY PARK**

**A. License Agreement with GDIT and Woolpert Attachment #7**

The Board was asked to authorize a tri-party license agreement with NARTP tenants GDIT and Woolpert to conduct testing and evaluations of unmanned aircraft systems (UAS) detection and mitigation technologies/systems for airports at 600 Aviation Research Boulevard.

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.

**VIII. FINANCING (Mr. Gross joined the telephonic meeting at this point at 4:30 p.m.)**

**A. Stockton – Atlantic City Phase II**

**1) Authorize Application to the Local Finance Board Attachment #8**

The Board was asked to adopt a resolution authorizing an application to the Local Finance Board related to the funding for the Stockton University Atlantic City

Campus Phase II Redevelopment Project being undertaken by ACDEVCO.

A motion was made by Rev. Hendricks, and seconded by Ms. Davis, to approve the resolution. By a roll-call vote of 9-0-0, the resolution was approved.

**2) Bond Counsel Agreement**

**Attachment #9**

The Board was asked to adopt a resolution to appoint Archer & Greiner, P.C., to serve as Bond Counsel for the Stockton University Atlantic City Campus Phase II Redevelopment Project.

A motion was made by Mr. Armstrong, and seconded by Ms. Davis, to approve the resolution. By a roll-call vote of 9-0-0, the resolution was approved.

**3) General and Special Lessor Counsel**

**Attachment #10**

The Board was asked to adopt a resolution to appoint McManimon, Scotland & Baumann as General Counsel and Special Lessor Counsel for the matter of Stockton University Atlantic City Phase II Campus Redevelopment Project.

A motion was made by Mr. Guardian, and seconded by Mr. Gross, to approve the resolution. By a roll-call vote of 9-0-0, the resolution was approved.

**4) Financial Advisor**

**Attachment #11**

The Board was asked to adopt a resolution to appoint NW Financial as Financial Advisor for the Stockton University Atlantic City Phase II Campus Redevelopment Project.

A motion was made by Mr. Blake, and seconded by Mr. Gross, to approve the resolution. By a roll-call vote of 9-0-0, the resolution was approved.

**IX. OPEN SESSION** – None.

**X. OTHER BUSINESS** – None.

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

**XII. ADJOURNMENT**

A motion was made by Mr. Blake, and seconded by Mr. Gross, to adjourn the meeting at 4:44 p.m. By a roll-call vote of 9-0-0, the meeting was adjourned.

Respectfully,



Edwin G. Blake  
Secretary