



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, March 11th, 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 March 11th, 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: March 11th, 2021, 04:00 PM Eastern Time (US and Canada)

Join Zoom Meeting at the following link: <https://zoom.us/j/91082213447>

Meeting ID: 910 8221 3447

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; Robert Gross, Commissioner; and Christopher Fallon, III, Commissioner.

Donald Guardian, 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; Bob McGuigan, CDBG Director; Ellen Hiltner, Community Development Coordinator; Jessica Parada, Administrative Assistant; and Lisa Duffner, Executive 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 February 11th, 2021, Regular Board Meeting Attachment #1

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

A motion was made by Mr. Gross, and seconded by Mr. Armstrong, to approve the Minutes of the February 11th, 2021, Regular Board Meeting. By a roll-call vote of 8-0-0, the Minutes were approved.

B. Minutes of the February 18th, 2021, Special Board Meeting Attachment #2

The Board was asked to approve the Minutes of the February 18th, 2021, Special Board Meeting.

A motion was made by Mr. Armstrong, and seconded by Rev. Hendricks, to approve the Minutes of the February 18th, 2021, Special Board Meeting. By a roll-call vote of 8-0-0, the Minutes were approved.

C. Minutes of the February 25th, 2021, Special Board Meeting Attachment #3

The Board was asked to approve the Minutes of the February 25th, 2021, Special Board Meeting.

A motion was made by Mr. Armstrong, and seconded by Mr. Gross, to approve the Minutes of the February 25th, 2021, Special Board Meeting. By a roll-call vote of 8-0-0, the Minutes were approved.

III. FINANCIAL REPORT

A. Financial Report from January 2021 Attachment #4

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

A motion was made by Mr. Blake, and seconded by Mr. Gross, to approve the Financial Report. By a roll-call vote of 8-0-0, 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. FINANCING

Waterpark Project Bond Resolution

Attachment #5

The Board was asked to adopt a Bond Resolution authorizing the issuance and sale of Revenue Bonds in the aggregate principal amount not-to-exceed \$97,000,000.00 of the Atlantic County Improvement Authority and authorizing and approving the execution and delivery of a Loan Agreement, Trust Indenture, Bond Sale Agreement, Preliminary Disclosure Document, Final Disclosure Document and related instruments and determining other matters in connection therewith.

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

VI. PROJECT MANAGEMENT

A. Cape May Government Services Design Contract

Attachment #6

The Board was asked to authorize a change order to the Professional Services Agreement with Clark Caton Hintz for the Cape May Government Services Design Contract in the amount of \$81,600 for an increased Scope of Services.

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

B. Mullica Municipal Complex

Attachment #7

The Board was asked to authorize the award of Phase 2 to the Professional Services Agreement for Phase Design Services for the Mullica Township Municipal Building with William McLees Architecture for an amount not-to-exceed \$183,000.00, contingent on the approval of Mullica Township.

A motion was made by Mr. Tarby, and seconded by Mr. Blake, to authorize the award of Phase 2 of the Professional Services Agreement for Phase Design Services for Mullica Township Municipal Building with William McLees Architecture. By a roll-call vote of 8-0-0, the resolution was approved.

VIII. GOLF OPERATIONS

A. Grounds Supplies Award

Attachment #8

The Board was asked to authorize the purchase of certain fertilizers, pesticides, seed and other grounds supplies in amounts as needed in accordance with the bid responses, and the recommendations of the Director of Golf Operations and the respective Golf Course Superintendents, as identified on the list of vendors and products in amounts not-to-exceed the respective approved Golf Course Budgets.

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

IX. REDEVELOPMENT

**A. Wildwood Redevelopment Professional Planner
Agreement Amendment**

Attachment #9

The Board was asked to authorize two (2) amendments to the Professional Services Agreement with Clark Caton Hintz for the Wildwood Redevelopment Project for additional services for an amount not-to-exceed \$29,900.00 for a total amended contract not-to-exceed \$94,900.00 contingent on the approval of Wildwood and Cape May County.

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.

X. OTHER BUSINESS – None.

XI. OPEN SESSION – There was no one from the public who wished to speak at today's meeting.

XII. EXECUTIVE SESSION – None.

XIII. ADJOURNMENT

A motion was made by Mr. Tarby, and seconded by Mr. Armstrong, to adjourn the meeting at 4:34 p.m. By a roll-call vote of 8-0-0, the meeting was adjourned.

Respectfully,



Edwin G. Blake
Secretary