

MEMORANDUM

RECEIVED

Date: May 17<sup>th</sup>, 2021

MAY 20 2021

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

A.C.I.A.

From: Honorable Dennis Levinson  
Atlantic County Executive

Re: Minutes of the Regular Board Meeting on May 13<sup>th</sup>, 2021.

I. The Minutes of the above-referenced meeting were submitted pursuant to N.J.S.A. 40:41A-37 et seq., on May 17<sup>th</sup>, 2021.

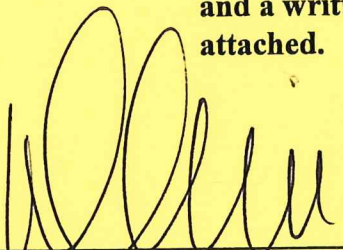
- (a) X by the end of the fifth business day following the meeting.
- (b) \_\_\_\_\_ as soon as practicable following the meeting where emergency action has been taken.
- (c) \_\_\_\_\_ beyond the statutory period for submission.

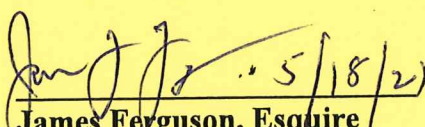
II. I hereby return the Minutes of the above referenced meeting to the Authority and to the Board of Freeholders, on the date set forth above, which is:

- (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

 5/18/21  
James Ferguson, Esquire  
Approved as to Form & Entry

cc: Jim Ferguson, Atlantic County Counsel

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



**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, May 13<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 4:03 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 May 13<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:** May 13<sup>th</sup>, 2021, 04:00 PM Eastern Time (US and Canada)  
**Join Zoom Meeting at the following link:** <https://zoom.us/j/99907999193>  
**Meeting ID:** 999 0799 9193  
**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, Assistant Secretary; John Armstrong, Commissioner; Don 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; Bob McGuigan, CDBG Director; Ellen Hiltner, Community Development Coordinator; Lisa Duffner, Executive Assistant; and Jessica Parada, Administrative 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 April 8<sup>th</sup>, 2021, Regular Board Meeting Attachment #1**

The Board was asked to approve the Minutes of the April 8<sup>th</sup>, 2021, Regular Board Meeting.

A motion was made by Mr. Blake, and seconded by Mr. Guardian, to approve the Minutes of the April 8<sup>th</sup>, 2021, Regular Board Meeting. By a roll-call vote of 5-0-3, with Rev. Hendricks, Ms. Davis, and Mr. Armstrong abstaining from the vote, the Minutes were approved.

**III. FINANCIAL REPORT**

**A. Financial Report from March 2021 Attachment #2**

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

A motion was made by Mr. Armstrong, 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 was one contract authorized by the Executive Director for an amount under the public bidding threshold (\$17,500), as established pursuant to P.L. 1985 Chapter 469 as follows: **Ricoh Copier/Printer/Fax** – a 12-month extension to the current lease agreement of Ricoh MP4055SPG (Coper/Printer/Fax Machine) with RICOH USA, Inc. for \$178.61 per month, plus .0069 per copy in excess of 12,000 per month.

**V. PROJECT MANAGEMENT**

**A. Cape May Tech Village Property Management Agreement Attachment #3**

The Board was asked to authorize the renewal of the agreement with New Vistas Corporation to provide certain Property Management Services for the Cape May Tech Village for an amount of \$500.00 per month, plus reimbursables not-to-exceed \$500.00 per 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. Atlantic County ADA**

**Attachment #3A**

The Board was asked to authorize the Executive Director to execute a Shared Services Agreement with Atlantic County for the Authority to provide Project Management Services for the CDBG Funded ADA Renovation Project at the One-Stop Career Center in Pleasantville for an amount not-to-exceed \$2,500.00.

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

**VI. COMMUNITY DEVELOPMENT**

**A. TRIAD Community Development Consulting Agreement-Extension**

**Attachment #4**

The Board was asked to authorize the extension of the agreement with Triad Associates for 2020 Community Development Consulting Agreement through December 31, 2021.

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

**B. Wildwood Redevelopment**

**Attachment #5**

The Board was asked to authorize an amendment to the Shared Services Agreement with Cape May County and Wildwood for the Creation of the Redevelopment Plan and Implementation Phase of the Project.

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

**VII. EXECUTIVE SESSION – None.**

**VIII. OTHER BUSINESS**

**A. Mr. John R. Armstrong – ACIA Board Resignation as of 5/14/21**

Mr. Lamey announced that Mr. Armstrong, who was appointed to the Board on 6/4/14 and re-appointed on 6/18/19, would be resigning from the Board as of 5/14/21. Mr. Lamey read a Resolution commending Mr. Armstrong for his seven years of serving on the Board, and he thanked him on behalf of the Board and Authority Staff.

**IX. OPEN SESSION – None.**

**X. ADJOURNMENT**

A motion was made by Mr. Armstrong, and seconded by Rev. Hendricks, to adjourn the meeting at 4:43 p.m. By a roll-call vote of 8-0-0, the meeting was adjourned.

Respectfully,



Edwin G. Blake  
Secretary