



**Atlantic County Improvement Authority**  
600 Aviation Boulevard · Egg Harbor Township, NJ 08234  
Phone: 609-343-2390 Fax: 609-343-2188

Timothy D. Edmunds, P.E.  
Executive Director

## **MINUTES OF THE BOARD MEETING**

**Thursday, May 11, 2023**

**THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY**

**600 Aviation Research Blvd**

**Egg Harbor Township, NJ 0823**

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 4:09 p.m. The Board of Commissioners held their public meetings as designated below both in-person and via Zoom conference on May 11, 2023, at the “Thunder Room” located on the first floor of Building 3, National Aerospace Research & Technology Park, 600 Aviation Research Boulevard, Egg Harbor Township, New Jersey.

*Zoom Meeting Time: May 11, 2023, 04:00 PM Eastern Time (US and Canada)*

*Join Zoom Meeting at the following link:*

<https://zoom.us/j/99725007266?pwd=ckdCNXJzVWYyZnNCNWNsRWpnT0prQT09>

*Meeting ID: 997 2500 7266*

*Passcode: 147758*

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

### **COMMISSIONERS PARTICIPATING IN THE MEETING**

Roy Foster, Chairperson; Edwin G. Blake, Secretary; Rev. Milton Hendricks, Assistant Secretary; Robert Gross, Commissioner; and Joseph J. Giraldo, Commissioner. India Still joined the meeting at 4:27 p.m.

Robert J. Tarby, Sr, Vice Chairperson and Don Guardian, Commissioner were unable to attend the meeting.

### **STAFF PARTICIPATING IN THE MEETING**

Timothy D. Edmunds, Executive Director; Jessica Wheeley, Comptroller; Edward Perkins, Director of Projects; Robert McGuigan, Director of Community Development; Ellen Hiltner, Home Program Manager; and Jessica Parada, Financial Specialist.

**OTHERS IN ATTENDANCE**

Randolph C. Lafferty, Esquire, Cooper Levenson and Bonnie Lindaw, Atlantic County Treasurer.

**I. OPENING STATEMENT AND ROLL CALL**

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

**II. MINUTES**

**A. Minutes of the April 13<sup>th</sup>, Regular Board Meeting Attachment #1**

The Board was asked to approve the Minutes of the April 13<sup>th</sup>, 2023, Regular Board Meeting as presented or as corrected.

A motion was made by Mr. Giraldo and seconded by Mr. Gross to approve the Minutes of the April 13<sup>th</sup>, 2023, Regular Board Meeting. By a roll-call vote of 5-0-0, the Minutes were approved.

**III. FINANCIAL REPORT**

**A. Financial Report from March 2023 Attachment #2**

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

A motion was made by Mr. Giraldo and seconded by Mr. Blake, to approve the expenditures contained therein. By a roll-call vote of 5-0-0, the Board agreed to approve the resolution.

**IV. EXECUTIVE DIRECTOR'S REPORT**

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. LFB Application: Atlantic City Homebuyers Program Attachment #3**

Attachment number 3 was removed from the agenda as there are still funds left from the last draw.

**B. LFB Application: Atlantic City Homeowner Rehabilitation Program Attachment #4**

The Board was asked to approve a resolution authorizing an application to the Local Finance Board for its approval to request an additional \$1 Million from the Development Fund to refund the Atlantic City Housing Rehabilitation program administered by the Authority.

A motion was made by Mr. Blake and seconded by Mr. Gross. By a roll-call vote of 5-0-0, the Board agreed to approve the resolution.

**C. Hamilton Township Fuel Depot LEAP Grant Attachment #5**

The Board was asked to approve a resolution supporting the submission of a LEAP Implementation Grant by Hamilton Township for installation of new above ground fuel storage

tanks at the Township's Public Works Yard.

A motion was made by Mr. Giraldo and seconded by Mr. Gross. By a roll-call vote of 5-0-0, the Board agreed to approve the resolution.

**VI. PROJECT MANAGEMENT**

**A. Cape May County Tech Hangers 2**

**Attachment #6**

The Board was asked to authorize a contract with Ogren Construction for the construction of a 2<sup>nd</sup> building at Cape May County Tech Hangers for an amount not to exceed \$6,345,700.00.

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

**B. New Vistas Property Management Agreement Addendum**

**Attachment #7**

The Board was asked to approve a resolution amending the property management agreement with New Vistas Corporation for 600 Aviation Research Boulevard to further delineate real estate. Brokerage and market consultation services.

A motion was made by Mr. Giraldo and seconded by Mr. Blake. By a roll-call vote of 5-0-1, the Board agreed to approve the resolution.

**IV. OTHER BUSINESS - none**

**V. OPEN SESSION - none**

**VI. EXECUTIVE SESSION**

Executive Director Timothy D. Edmunds requested that the Board go into Executive Session to discuss litigation matters.

A motion was made by Mr. Giraldo and seconded by Mr. Blake, to go into Executive Session. By a roll-call vote of 6-0-0, the Board agreed to go into Executive Session.

The Board returned from Executive Session at 5:03 PM.

**VII. ADJOURNMENT**

Respectfully,



Edwin G. Blake  
Secretary

MEMORANDUM

Date: May 12, 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 of the May 11, 2023.

I. The Minutes of the above-referenced meeting were submitted pursuant to N.J.S.A. 40:41A-37 et seq., on May 12, 2023.

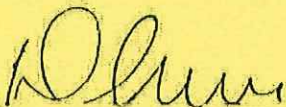
- (a)  by the end of the fifth business day following the meeting.
- (b)  as soon as practicable following the meeting where emergency action has been taken.
- (c)  beyond the statutory period for submission.


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)  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)  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

 5/16/2023  
\_\_\_\_\_  
James Ferguson, Esquire  
Approved as to Form & Entry

cc: Jim Ferguson, Atlantic County Counsel

ATTACHMENTS:  Minutes  
 Veto Message