

MEMORANDUM

Date: February 14, 2022

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

From: Honorable Dennis Levinson  
Atlantic County Executive

Re: Minutes of the Special Board Meeting on February 10, 2022.

I. The Minutes of the above-referenced meeting were submitted pursuant to N.J.S.A. 40:41A-37 et seq., on February 10, 2022.

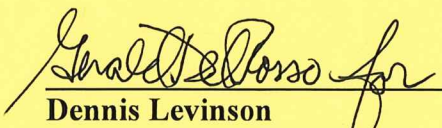
- (a) X by the end of the fifth business day following the meeting.
- (b) \_\_\_\_\_ as soon as practicable following the meeting where emergency action has been taken.
- (c) \_\_\_\_\_ beyond the statutory period for submission.


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

  
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, February 10, 2022**

**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 4:05 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 February 10, 2022. 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 13, 2022, 04:00 PM Eastern Time (US and Canada)*

***Join Zoom Meeting at the following link:***

***<https://zoom.us/j/97622204059?pwd=WWt3K1FHdXVJOFdyTlhzaJIT1Z4QT09>***

***Meeting ID:** 976 2220 4059*

***Passcode:** 700536*

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

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

Roy Foster, Chairperson; Robert J. Tarby, Sr., Vice-Chairperson; Edwin G. Blake, Secretary; Rev. Milton Hendricks, Assistant Secretary; Christopher C. Fallon, III, Esq., Commissioner; Don Guardian, Commissioner; India Still, Commissioner; and Robert Gross.

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

John C. Lamey, Jr., Executive Director; Lori Riggs, Program Manager; Tim Edmunds, Director of Projects; Dianilda Torres, Finance Manager; Bob Mcguigan, Director of Community Development Program; Lisa Duffner, Executive Assistant; Ellen Hiltner, CDBG Coordinator; Jessica Parada, Administrative Specialist; and Nicole Talvacchia, Intern.

### **OTHERS IN ATTENDANCE**

Randolph C. Lafferty, Esquire, Cooper Levenson; and Bonnie Lindaw, Treasurer, 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 January 13, 2022, Board Meeting Attachment #1**

The Board was asked to approve the Minutes of the January 13, 2022, Regular Board Meeting as presented or as corrected.

A motion was made by Mr. Blake and seconded by Mr. Gross to approve the Minutes of the January 13, 2022, Regular Board Meeting. By a roll-call vote of 8-0-0, the Minutes were approved.

**III. ELECTION OF OFFICERS**

**A. Election of Officers for the 2022 – 2023 Year Attachment #2**

The Board was asked to elect, by resolution, a slate of Officers for the 2022– 2023 Year.

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.

**IV. FINANCIAL REPORT**

**A. Financial Report from December 2021 Attachment#3**

Due to being in the middle of the transition to new accounting software, staff was unable to compile the reports. The resolution was deferred until the reports can be accurately compiled.

**B. Approval of Depositories Attachment #4**

The Board was asked to approve a resolution authorizing specific Banking Institutions to be used as the Authority's depositories.

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

**C. Approval of Eligible Investments Attachment #5**

The Board was asked to approve a resolution authorizing Eligible Investments of its various bond funds.

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

**V. 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.

**VI. ADMINISTRATIVE**

**A. Resolution Recognizing Joseph Giraldo Attachment #6**

Mr. Giraldo was unable to attend. The Board deferred this resolution until next month.

**B. Check Signer Authorization Attachment #7**

The Board was asked to approve a resolution naming the authorized check signers for the 2022-2023 year.

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

**C. Annual Schedule of Board Meeting Dates Attachment #8**

The Board was asked to approve a resolution adopting the annual schedule of regular meetings of the Atlantic County Improvement Authority pursuant to the Open Public Meetings Act.

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

**D. Agreement – 2022-2023 Legal Services Cooper-Levenson Attachment #9**

The Board was asked to authorize the Executive Director to enter into a contract with Cooper Levenson to provide legal services for the period of March 1, 2022 to February 28, 2023 for an amount not to exceed \$85,000.00.

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

**VII. PROJECT MANAGEMENT**

**A. Demolition of 1937 N. Riverside Drive Atlantic City Attachment#10**

The Board was asked to authorize the execution of a demolition contract with Folcher Associates Group for an amount not to exceed \$30,030.00 for the demolition of 1937 Riverside Drive in Atlantic City.

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

**B. Property Management Services – NARTP** **Attachment#11**

The Board was asked to Authorize the renewal of the Professional Services Agreement with New Vistas Corporation to provide Property Management Services for 600 Aviation Research Boulevard at the National Aerospace Research and Technology Park.

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

**C. Property Management Services – Cape May Tech Village** **Attachment #12**

The Board was asked to Authorize the execution of a Professional Services Agreement with New Vistas Corporation to provide Property Management Services for Building 1 at the Hangars at Tech Village.

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

**D. Green Tree Deck Design Agreements Modifications** **Attachment #13**

The Board was asked to authorize an amendment to the Shared Services Agreement with Atlantic County and to the Professional Services Agreement with Wayne Neville, AIA for additional design services required for the replacement of the deck at Green Tree Golf Course in an amount not to exceed \$1,200.00.

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.

**E. Green Tree Deck Construction Agreements Modifications** **Attachment #14**

The Board was asked to authorize an amendment to the Shared Services Agreement with Atlantic County and to the Construction Contract with R. Maxwell Construction for additional scope of work related to a new structural design as a result of unforeseen existing conditions for an amount not to exceed \$30,166.00.

A motion was made by Mr. Gross, and seconded by Mr. Blake, to approve the resolution. By a roll-call vote of 7-0-1, the resolution was approved.

**VII. COMMUNITY DEVELOPMENT**

**A. ERA II Shared Services Agreement** **Attachment #15**

The Board was asked to adopt a resolution Authorizing the Executive Director to enter into a Shared services Agreement with Atlantic County for the Authority to administer the County's ERA II funds allocated from the US Department of Treasury in the amount of \$8,885,539.20.



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

**VIII. OTHER BUSINESS - none**

**IX. OPEN SESSION - none**

**X. EXECUTIVE SESSION**

Executive Director Lamey requested that the Board go into Executive Session to discuss personnel matters.

A motion was made by Rev. Hendricks and seconded by Mr. Gross, to go into Executive Session. By a roll-call vote of 8-0-0, the Board agreed to go into Executive Session.

The Board returned from Executive Session at 4:55 PM.

**XI. ADJOURNMENT** A motion was made by Mr. Blake, and seconded by Rev. Hendricks, to adjourn the meeting at 4:55 p.m. By unanimous vote, the meeting was adjourned.

Respectfully,



Edwin G. Blake  
Secretary