

MEMORANDUM

Date: January 18, 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 January 13, 2022.

I. The Minutes of the above-referenced meeting were submitted pursuant to N.J.S.A. 40:41A-37 et seq., on January 13, 2022.

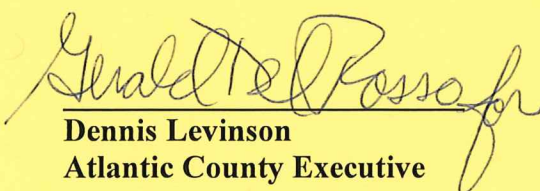
- (a) X by the end of the fifth business day following the meeting.
- (b) _____ as soon as practicable following the meeting where emergency action has been taken.
- (c) _____ beyond the statutory period for submission.

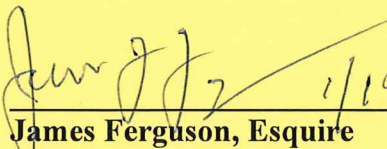
II. I hereby return the Minutes of the above referenced meeting to the Authority and to the Board of Freeholders, on the date set forth above, which is:

- (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

 1/19/22
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, January 13, 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 January 13, 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/93123067441?pwd=TFhrd0tTNFh4QU04WjBoWUkrZHU4UT09>

Meeting ID: 931 2306 7441

Passcode: 426469

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; Ann M. Davis, Treasurer; 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; Dianilda Torres, Finance Manager; Bob Mcguigan, Director of Community Development Program; Lisa Duffner, Executive Assistant; Ellen Hiltner, CDBG Coordinator; and Jessica Parada, Administrative Specialist.

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 December 10th, 2021, Board Meeting Attachment #1

The Board was asked to approve the Minutes of the December 10th, 2021, Regular Board Meeting as presented or as corrected.

A motion was made by Mr. Gross and seconded by Mr. Blake to approve the Minutes of the December 10th, 2021, Regular Board Meeting. By a roll-call vote of 8-0-1, the Minutes were approved.

III. FINANCIAL REPORT

A. Financial Report from November 2021 Attachment #2

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

A motion was made by Mr. Guardian, and seconded by Mr. Tarby, to approve the Financial Report. By a roll-call vote of 9-0-0, 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.

Regarding the groundbreaking for the Waterpark Mr. Gross asked for an update of the status. Mr. Lamey replied that based on discussions with the financing team Mr. Blatstein has his portion of the funds in place. Chairman Foster opened the public session at 4:15 p.m. Michelle Brunetti Post asked a question regarding the timing of the sale of the bonds and why they have not yet gone out to the market. Mr. Lamey replied that it is anticipated that they will go out to the market within the next few weeks, the underwriters have been working to make sure that the structure of the financing is marketable.

Executive Director, John C. Lamey, responded by stating that the bonds will be going out to the market within the next couple of weeks

Public session was closed at 4:17 p.m.

V. ADMINISTRATIVE

A. ACIA Audit Contract

Attachment #3

The Board was asked to approve a resolution authorizing the Executive Director to execute a professional services agreement with Holman Frenia Allison, P.C. to perform an accounting audit for the year ending December 31, 2021, for an amount not to exceed \$36,750.00.

A motion was made by Mr. Blake and seconded by Mr. Gross, to adopt the resolution. By a roll-call vote of 8-0-1, the resolution was approved.

VI. PROJECT MANAGEMENT

A. Building 2 - Hangars at Tech Village

Attachment #4

The Board was asked to authorize Shared Services Agreements with Cape May County for the Authority to serve as Project Manager for the development of the building and management of the sub-leasing activities for Building 2 at the Hangars at Tech Village at the Cape May County Airport.

B. Cape May County Government Services District

Attachment #5

The Board was asked to table **Attachment #5** the resolution authorizing a contract modification to the Professional Services Agreement with Clark Caton Hintz for Professional Architectural and Site/Civil Engineering Services for design of replacement facilities at Cape May County's Government Services District in an amount not to exceed \$27,500.00.

VII. PUBLIC COMMENTS – Chairman, Roy Foster, opened the public session at 4:26 p.m.

Michelle Brunetti Post asked for information on how many people have received rental assistance from the COVID program.

Director of the Community Development Program Bob McGuigan gave a summary of the Community Development Block Grant- CV Program and reported that 50 families had shared in a total of \$250,000 for mortgage and rental assistance. Mr. McGuigan also reported that through the Emergency Rental Assistance Program the authority has provided a total of \$3.6 million to 582 in rental and utility assistance.

Public session closed at 4:30 p.m.

VII. EXECUTIVE SESSION – Executive Director Lamey requested that the Board go into Executive Session to discuss personnel matters.

A motion was made by Mr. Blake and seconded by Mr. Tarby, to go into Executive Session. By a roll-call vote of 9-0-0, the Board agreed to go into Executive Session.

The Board returned from Executive Session at 4:45 PM.

IV. OLD BUSINESS - None

X NEW BUSINESS - None

XI. ADJOURNMENT - A motion was made by Mr. Blake, and seconded by Mr. Tarby, to adjourn the meeting at 4:45 p.m. By unanimous vote, the meeting was adjourned.

Respectfully,



Edwin G. Blake
Secretary