



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 12, 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 4:07 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 12, 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: May 12, 2022, 04:00 PM Eastern Time (US and Canada)
Join Zoom Meeting at the following link:
<https://zoom.us/j/96484363032?pwd=U0FISIZTcUIVNTVhODZlMGdWcjBQdz09>
Meeting ID: 964 8436 3032
Passcode: 524689
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; Rev. Milton Hendricks, Assistant Secretary; India Still, Commissioner; and Robert Gross, Commissioner.

Edwin G. Blake, Secretary and Don Guardian Commissioner, were unable to participate in the meeting.

STAFF PARTICIPATING IN THE MEETING

John C. Lamey, Jr., Executive Director; Lori Riggs, Program Manager; Tim Edmunds, Director of Projects; Dianilda Torres, Finance Manager; Lisa Duffner, Loan Program Manager; Bob McGuigan, Director of Community Development Program; and Jessica Parada, Administrative Specialist.

OTHERS IN ATTENDANCE

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

Andrew Parker, Atlantic County Commissioner; Warren Broudy and Matthew Daly of Mercadian P.C.

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 14th, 2022, Board Meeting Attachment #1

The Board was asked to approve the Minutes of the April 14th 2022, Regular Board Meeting as presented or as corrected.

A motion was made by Rev. Hendricks and seconded by Mr. Tarby to approve the Minutes of the April 14th, 2022, Regular Board Meeting. By a roll-call vote of 4-0-2, the Minutes were approved.

III. FINANCIAL REPORT

A. Financial Report from March 2022 Attachment #2

The Board was asked to approve, by resolution, the expenditures contained in the March 2022 Financial Report.

A motion was made by Mr. Blake and seconded by Mr. Guardian to approve the Financial Report. By a roll-call vote of 6-0-0, 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. ADMINISTRATION

A. ACIA Annual Audit/Audit Review Certification Attachment #3

The Board was asked to certify to the Local Finance Board that they have reviewed the 2020 Audit.

Matthew Daly of Mercadian P.C. presented the 2020 Audit. A motion was made by Mr. Gross and seconded by Ms. Still, to approve the resolution. By a roll-call vote of 6-0-0, the resolution was approved.

B. Ricoh Copier/Printer/Fax Attachment #4

The Board was asked to authorize a 48-month lease agreement with RICOH USA, Inc for a

Ricoh MP4055SPG (Copier/Printer/Fax Machine) for \$178.61 per month plus .0069 per copy in excess of 12,000 per month off of the New Jersey State Purchasing Contract.

A motion was made by Mr. Tarby, and seconded by Ms. Still, to approve the resolution. By a roll-call vote of 6-0-0, the resolution was approved.

C. Check Signer Authorization Attachment #5

The Board will be asked to approve a resolution naming the authorizing adding the Director of Projects and Engineering and removing the Business Loan Program Manager from the list of authorized check signers for the 2022-2023 year.

A motion was made by Rev. Hendricks, and seconded by Ms. Davis, to approve the resolution. By a roll-call vote of 6-0-0, the resolution was approved.

VI. COMMUNITY DEVELOPMENT

A. Wildwood Redeveloper Designation and Redevelopment Agreement Attachment #6

The Board was asked to designate Sciarra Property LLC as the Redeveloper of 146 & 156 Taylor Avenue - BLOCK 50, LOTS 13 & 27 in Wildwood and authorize the negotiation and execution, with the assistance of Counsel, a Redevelopment Agreement conditioned on the City of Wildwood's approval of a Payment in Lieu of Taxes schedule, final Project Review Committee approval, and final Planning Board approval incorporating the terms and conditions required by each in accordance with the Redevelopment Plan.

A motion was made by Mr. Gross, and seconded by Ms. Davis, to approve the resolution. By a roll-call vote of 6-0-0, the resolution was approved.

B. Emergency Rental Assistance Program Attachment #7

The Board was asked to authorize an agreement with Jewish Family Services to provide technical assistance to certain individuals applying to the Emergency Rental Assistance Program.

A motion was made by Ms. Still, and seconded by Rev. Hendricks, to approve the resolution. By a roll-call vote of 6-0-0, the resolution was approved.

VII. 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. Tarby, to go into Executive Session. By a roll-call vote of 6-0-0, the Board agreed to go into Executive Session.

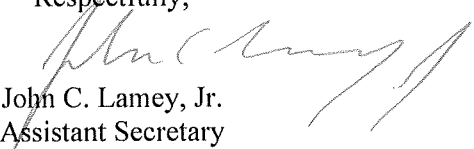
The Board returned from Executive Session at 4:55 PM.

VIII. OTHER BUSINESS

Upon return from Executive Session the Board of Commissioners adopted Attachment #8 changing the Job Title of Timothy Edmunds from Director of Projects and Engineering to Director of Projects and Engineering/Assistant to the Executive Director.

IX. ADJOURNMENT A motion was made by Ms. Davis and seconded by Mr. Tarby, to adjourn the meeting at 4:59 p.m. By unanimous vote, the meeting was adjourned.

Respectfully,


John C. Lamey, Jr.
Assistant Secretary

MEMORANDUM

Date: May 16, 2022

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

From: Honorable Dennis Levinson
Atlantic County Executive

Re: Minutes of the Regular Board Meeting on May 12, 2022.

I. The Minutes of the above-referenced meeting were submitted pursuant to N.J.S.A. 40:41A-37 et seq., on May 12, 2022.

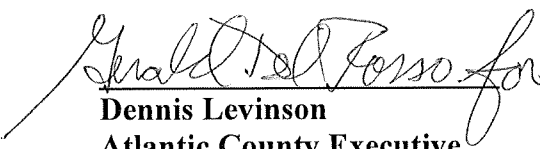
- (a) X by the end of the fifth business day following the meeting.
- (b) _____ as soon as practicable following the meeting where emergency action has been taken.
- (c) _____ beyond the statutory period for submission.


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

 5/16/22
James Ferguson, Esquire
Approved as to Form & Entry

cc: Jim Ferguson, Atlantic County Counsel

ATTACHMENTS: _____ Minutes
 _____ Veto Message