

**MINUTES OF THE BOARD MEETING**  
**Wednesday, August 10<sup>th</sup>, 2015 - 4:00 P.M.**

**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 Foster at 4:00 p.m. in the 7<sup>th</sup> Floor Conference Room at the Atlantic County Improvement Authority, 1333 Atlantic Avenue, Suite 700, Atlantic City, New Jersey 08401.

**COMMISSIONERS IN ATTENDANCE**

Roy M. Foster, Chairperson; Robert Tarby, Sr., Vice Chairperson; Neil McPeak, Treasurer; Edwin G. Blake, Secretary; Rev. Milton Hendricks, Commissioner; Joseph Ingemi, Commissioner; Mayor John Armstrong, Commissioner; and Mayor Don Guardian, Commissioner were in attendance; Robert Gross, Commissioner attended via conference call, but had to hang up at approximately 4:45 p.m., before the meeting was adjourned, and was therefore absent to vote on Resolutions thereafter.

**OTHERS IN ATTENDANCE**

Bonnie Lindaw, Atlantic County Treasurer and Randy Lafferty, General ACIA Counsel.

**STAFF IN ATTENDANCE**

John C. Lamey, Jr., Executive Director; Max Slusher, Director of Economic Development; Joseph J. Giraldo, Program Administrator for Housing Rehabilitation; Dianilda Torres, Senior Accountant; Robert McGuigan, CDBG Program Coordinator; and Lisa Duffner, Administrative Assistant.

**I. OPENING STATEMENT AND ROLL CALL**

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

## **II. MINUTES**

### **A. Minutes of the July 15<sup>th</sup>, 2015 Board Meeting**

The Board was asked to approve the Minutes of the July 15th, 2015, Board Meeting.

A motion was made by Mr. Blake, and seconded by Mr. Tarby, to approve the Minutes of the July 15<sup>th</sup>, 2015 Board Meeting. By a vote of 7-0-2 the Minutes were approved. Reverend Hendricks and Mayor Armstrong abstained.

## **III. FINANCIAL REPORT**

### **A. Financial Report from June 2015.**

Ms. Torres presented a summary of the Financial Report from June.

The Board was asked to approve, by Resolution, the expenditures contained in the Financial Report from June 2015.

A motion was made by Mr. Ingemi, and seconded by Mayor Armstrong, to approve the Resolution. By a vote of 9-0-0, the Resolution was approved.

## **VI. EXECUTIVE DIRECTOR'S REPORT**

### **A. AUTHORITY UPDATE**

Max Slusher, the Director of Economic Development, gave the ACIA's Economic Development update to the Board. Mr. Slusher briefed the Board on the assistance that he is providing to four different private entities that are looking to expand or locate in Atlantic County.

Mr. Ingemi stressed the importance of integrating these entities into the community and the different agencies that may be able to provide them with assistance. Mr. Ingemi also stressed the importance of coordinating workforce development with the high schools in the County to begin to make the linkages to their needs, and the skills training they are providing.

Mr. Slusher informed the group that the Economic Development Strategy and Action Plan is tentatively scheduled for September 24<sup>th</sup>.

Mr. Armstrong asked if we thought that the press coverage was satisfactory. Mr. Slusher responded that he thought that it was, and he emphasized that we did not want to put too much out there at this point. The objective was to present the draft

to the steering committee for comment, which would be considered in the final document. There have been a substantial amount of comments and potential edits that are being considered.

Mr. Armstrong also expressed concern that 38% of the approximately 1,000 residents who responded to the survey said that they would move out of the County if they had the opportunity.

Mr. Ingemi relayed that the presentation was great. He felt that some areas that were identified as areas to focus on, which caught his interest, included Pharma/Life Sciences, the Aviation Research Park and Video Gaming, which is on high technology. Mr. Ingemi emphasized the importance of workforce development, overcoming that New Jersey is not business friendly, and to engage the business community.

Mr. Slusher pointed out that the consultant feels that we are competitive in the Northeast, but we cannot compete with other areas such as the Midwest.

Mr. McGuigan provided an update on the Community Development Block Grant and HOME Investment Partnership Programs. He informed the Board that we recently completed the FY 2015 Action Plan and submitted it to HUD. The plan outlines the activities and projects that will be funded with our 2015 allocation.

Mr. McGuigan also informed the Board that we submitted the requalification documentation to HUD for the CDBG Urban County and the HOME Consortium for Fiscal Years 2016 to 2018. As with the last qualification period, all eligible Atlantic County Municipalities are participating in the HOME Program and all but Egg Harbor City are participating in the CDBG Program.

An update was also provided by Mr. McGuigan on the activities of the two approved Community Housing Development Organizations (CHDO) for Atlantic County.

Habitat for Humanity of Atlantic County is currently constructing a single-family home in Hamilton Township, which will be sold to an income qualified individual. We are contributing approximately \$70,000 of CHDO set-aside funds for the activity.

Later on today's agenda, the Board will be asked to authorize funds for a project being undertaken by our other approved CHDO, the Pleasantville Housing and Redevelopment Corporation.

**B. 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. **PROJECT MANAGEMENT**

A. **Atlantic Cape Community College Project Management Agreement Attachment # 3**

The Board was asked to approve a Shared Services Agreement with Atlantic Cape Community College for the Authority to provide Project/Construction Management Services for the Student Success and Career Planning Center and Renovations at the Mays Landing campus.

Executive Director Lamey informed the Board:

Atlantic Cape Community College (ACCC) solicited proposals for construction management services for two story Student Success and Career Planning Center and renovations to the Buildings B, C and J on their Mays Landing Campus. The building will be an addition to existing buildings C and J, with an exterior connection to existing Building B. The proposed addition is approximately 22,000 sq/ft. Building C. includes cafeteria, dining, service line and kitchen renovations. Building J will include renovations of an existing student services suite for a new testing facility of 3,500 sq/ft. Building B includes alterations to two classrooms and extensions of an interior and exterior corridor.

On July 9th, 2015 the Authority submitted a response. The estimated construction cost for the Project is \$12,000,000.00, and it is anticipated to be completed by November 2016. The Authority's proposal was to provide certain services in the Construction Document Phase, Bid/Award Phase, the Construction Closeout Stage and the Post Occupancy Phase for a fee of \$210,000.00, or 1.75% of Construction Costs.

On July 28th, 2015, the ACCC Board of Trustees approved the award of an agreement with the Authority agreement based on that proposal.

A motion was made by Mr. Ingemi, and seconded by Reverend Hendricks to approve the Resolution. By a vote of 9-0-0, the Resolution was approved.

VI. **COMMUNITY DEVELOPMENT**

**Attachment #4**

A. **HOME/CHDO – Pleasantville Housing and Redevelopment Corporation**

The Board was asked to approve a resolution authorizing the Executive Director to enter into an agreement with the Pleasantville Housing and Redevelopment Corporation (PHRC) for the Authority to provide up to \$150,000.00 of Community Housing Development Organization (CHDO) funds from the Home Investment Partnership Program to be used towards the construction of four single family rental homes in Pleasantville in conjunction with the NEP Program.

Mr. McGuigan provided the following summary of the proposed project:

The PHRC will own four (4) scattered site lots in Pleasantville and will procure a General Contractor to build the four (four) single-family housing units in the mid-town south area. These houses will be rented to households earning 80% or less of area median income. This will help to rebuild lost housing stock due to both the foreclosure crisis and Super Storm Sandy.

The homes to be constructed will be 3-bedroom, 1 & ½ bath, 2-story with gas heat and central air. All four (4) houses will meet energy star requirements. The funding sources for the grant will be NEP funds, NSP homeownership proceeds and HOME funds. The NEP program allows the houses to become homeownership units after five (5) years. The houses will be deed restricted for 20 years pursuant to the HOME program guidelines.

The locations of the properties are 126 & 130 Maple Ave, 103 Tremont Ave. and 511 Chestnut St. They are all located in the mid-town south area which is between the Black Horse Pike, New Rd (Route 9), Main St and Tilton Rd. The individual lots are within walking distance of each other.

A motion was made by Mr. Blake, and seconded by Mayor Armstrong, to approve the Resolution. By a vote of 8-0-1 the Resolution was approved, Reverend Hendricks abstained.

## **VII. EXECUTIVE SESSION**

At 4:38 PM, a motion to enter Executive Session for the purposes of discussing Contract Negotiation and Personnel Issues was made by Mr. Ingemi and Seconded by Mayor Guardian. By a vote of 9-0-0 the motion was approved

At 5:10 PM the Board exited the Executive Session and resumed the open meeting.

## **VIII. BOARDWALK IMPROVEMENT PROJECT (Late Addition) Attachment #5**

Following the Executive Session, an additional item was added to the agenda.

The Board was asked to adopt a resolution authorizing the Executive Director:

- 1) To engage Dixon Associates to prepare modified specifications for the additional components of the Boardwalk Project;
- 2) To advertise said specifications and solicit bids;
- 3) With the assistance of Legal Counsel, to negotiate and have prepared the necessary documents to provide the Authority with a limited security interest in the improvements that are part of the project;
- 4) With the assistance of Legal Counsel, to negotiate and have prepared an amendment to the Sublease Agreement with Impactivate Networks; and

5) With the assistance of Legal Counsel, to negotiate and have any document prepared related to the CRDA Loan.

A motion was made by Mr. Blake, and seconded by Mayor Armstrong to approve the Resolution. By a vote of 5-1-2, the Resolution was approved. Mr. Ingemi voted no. Chairman Foster and Mayor Guardian abstained. Mr. Gross exited the meeting prior to the vote.

**IX. PUBLIC COMMENTS**

No one from the public was in attendance.

**XI. ADJOURNMENT**

A motion was made by Mayor Armstrong, and seconded by Reverend Hendricks, to adjourn the meeting at 5:12 p.m. All were in favor.

Respectfully,

John C. Lamey, Jr.  
Executive Director