



Atlantic County Improvement Authority  
1333 Atlantic Avenue, Suite 700 · Atlantic City, NJ 08401  
Phone: 609-343-2390 Fax: 609-343-2188

John C. Lomey, Jr.  
Executive Director

**MINUTES OF THE BOARD MEETING**  
**Thursday, December 10, 2015 – 10:00 A.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 Special Board Meeting of the Atlantic County Improvement Authority Board of Commissioners was called to order by Chairperson Foster at 4:02 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; Edwin G. Blake, Secretary; Rev. Milton Hendricks, Commissioner; Joseph Ingemi, Commissioner; Robert Gross, Commissioner; Mayor John Armstrong, Commissioner; and Mayor Don Guardian, Commissioner; were all in attendance.

Neil McPeak, Treasurer, and Robert Gross, Commissioner, were in attendance, via telephone conference. Mr. Gross had voted on action items, and Mr. McPeak did not.

Robert Tarby, Sr., Vice-Chairperson, was absent from the meeting.

**OTHERS IN ATTENDANCE**

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

**STAFF IN ATTENDANCE**

John C. Lamey, Jr., Executive Director; Lori Riggs, Program Manager; 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. EXECUTIVE SESSION**

Chairperson Foster called for a motion to enter into Executive Session.

A motion was made by Rev. Hendricks and seconded by Mr. Ingemi. By a roll-call vote of 7-0-0, all Board Members were in favor.

At the conclusion of the Executive Session the Board returned to Open Session.

**III. MINUTES**

**A. Minutes of the October 8<sup>th</sup>, 2015, Board Meeting Attachment #1**

The Board was asked to approve the Minutes of the October 8th, 2015, Board Meeting.

A motion was made by Mr. Ingemi, and seconded by Mr. Blake, to approve the Minutes of the October 8<sup>th</sup>, 2015, Board Meeting. By a roll-call vote of 7-0-0, all Board Members were in favor.

**B. Minutes of the November 6<sup>th</sup>, 2015, Board Meeting Attachment #2**

The Board was asked to approve the Minutes of the November 6th, 2015, Board Meeting.

A motion was made by Mayor Armstrong, and seconded by Mr. Ingemi, to approve the Minutes of the November 6th, 2015, Board Meeting. By a roll-call vote of 7-0-0, all Board Members were in favor.

**IV. FINANCIAL REPORT**

**A. Financial Report from September 2015 Attachment #3**

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

A motion was made by Mayor Armstrong, and seconded by Mr. Blake, to approve the Financial Report from September 2015. By a roll-call vote of 7-0-0, the resolution was passed by the Board.

**B. Financial Report from October 2015 Attachment #4**

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

A motion was made by Mayor Armstrong, and seconded by Mr. Blake, to approve the Financial Report from October 2015. By a roll-call vote of 7-0-0, the resolution was passed by the Board.

**C. Adoption of the 2016 ACIA Annual Budget**

**Attachment #5**

The Board was asked to adopt a resolution approving the ACIA Budget for the Fiscal Year January 1, 2016 to December 31, 2016.

A motion was made by Mayor Armstrong, and seconded by Rev. Hendricks, to adopt the resolution approving the ACIA Budget for the Fiscal Year January 1, 2016 to December 31, 2016. By a roll-call vote of 7-0-0, the resolution was passed by the Board.

**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 the public bidding threshold (\$17,500) as established pursuant to P.L. 1985 Chapter 469.

**VI. ADMINISTRATIVE**

**A. Health Benefits/State Health Plan – NJSHBP Contract**

**Attachment #6**

The Board was asked to approve a resolution authorizing the Executive Director to enter into a contract with the State of New Jersey Health Benefits for health insurance for 2016 for an amount not to exceed \$16,540.00 per month for an annual amount not to exceed \$198,480.00.

A motion was made by Rev. Hendricks, and seconded by Mr. Ingemi, to approve the resolution. By a roll-call vote of 7-0-0, the resolution was passed by the Board.

**B. Health Benefits/Vision and Dental Plan – Atlantic County**

**Attachment #7**

The Board was asked to approve a resolution authorizing the Executive Director to enter into a contract with Atlantic County for dental and vision insurance for 2016 for \$3,152.67 per quarter for an annual amount not to exceed \$ 12,610.68.

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

**C. 2015 Lease Agreement Amendment – Atlantic County**

**Attachment #8**

The Board was asked to approve a resolution authorizing the Executive Director to execute an amendment to the lease agreement with the County of Atlantic for rent for 2015 for \$6,580.50, for a total amended lease amount of \$43,732.50.

A motion was made by Rev. Hendricks, and seconded by Mr. Ingemi, to approve the resolution. By a roll-call vote of 7-0-0, the resolution was passed by the Board.

**D. 2016 Lease Agreement– Atlantic County**

**Attachment #9**

The Board was asked to approve a resolution authorizing the Executive Director to execute a contract with the County of Atlantic for rent for 2016 for \$43,732.50.

A motion was made by Mr. Ingemi, and seconded by Rev. Henricks, to approve the resolution. By a roll-call vote of 7-0-0, the resolution was passed by the Board.

**E. Atlantic County Joint Insurance Fund Commission**

**Attachment #10**

The Board will be asked to approve a resolution authorizing the Executive Director to execute documents required to continue its participation in the Atlantic County Joint Insurance Commission for an amount not to exceed \$66,000.00

A motion was made by Mayor Armstrong, and seconded by Mr. Blake, to approve the resolution. By a roll-call vote of 7-0-0, the resolution was passed by the Board.

**F. Amendment to the Agreement with McManimon  
Scotland & Baumann**

**Attachment #11**

The Board was asked to approve a resolution authorizing the Executive Director to execute an amendment to the Agreement with McManimon Scotland & Baumann for Redevelopment and Bond Counsel Services for an amount not to exceed \$75,000.00 for a total amended amount of \$150,000.00.

A motion was made by Mr. Ingemi, and seconded by Rev. Hendricks, to approve the resolution. By a roll-call vote of 7-0-0, the resolution was passed by the Board.

**VII. PROJECT MANAGEMENT**

**A. Atlantic City Demolition- Shared Services Agreement**

**Attachment #12**

The Board was asked to authorize the Executive Director to execute a shared services agreement with the City of Atlantic City for the Authority to provide project management services for the City Wide Demolition Program for a fee of \$28,000.00 and authorize the utilization of the remaining balance of the Demolition fund to expand the impact of the activity.

A motion was made by Mr. Blake, and seconded by Rev. Hendricks, to approve the resolution. By a roll-call vote of 6-0-1, with Mayor Guardian recusing himself from the vote, the resolution was passed by the Board.

**B. Demolition Agreement - Delphi Engineering and Contracting**

**Attachment #13**

The Board was asked to authorize the Executive Director to execute an agreement with Delphi Engineering and Contracting for the Demolition of 161 S. New York Ave, Block 52, Lot 11 in Atlantic City for an amount not-to-exceed \$23,760.00

Mayor Armstrong and Mr. Gross expressed concern regarding Delphi Engineering and Contracting's experience. Executive Director Lamey explained that four properties were included in this particular bid package and Delphi was low bidder on all four. Staff was concerned regarding the company's ability to perform considering that Delphi as a company has no demolition history in Atlantic City and its proposal was significantly lower than the other bid received. However the project manager for Delphi has had 20+ years of demolition experience. Staff checked background and references, consulted with the City and determined that based on that due diligence to recommend awarding one of the properties to ensure that they performed satisfactorily.

Mr. Gross asked if Delhi had the proper insurance, Executive Director Lamey responded yes. Mr. Lamey further noted that there will be someone on-site monitoring the job for the duration of the project.

A motion was made by Mayor Armstrong, and seconded by Mr. Blake, to approve the resolution. By a roll-call vote of 6-0-1, with Mayor Guardian recusing himself from the vote, the resolution was passed by the Board.

**C. Demolition Agreement – Winzinger, Inc.**

**Attachment #14**

The Board was asked to authorize the Executive Director to execute an agreement with Winzinger, Inc. for the Demolition of 259 N. Texas Ave., Block 383, Lot 1 in Atlantic City for an amount not-to-exceed \$39,930.00.

A motion was made by Rev. Hendricks, and seconded by Mr. Blake, to approve the resolution. By a roll-call vote of 6-0-1, with Mayor Guardian recusing himself from the vote, the resolution was passed by the Board.

**D. Demolition Agreement – Transformation Enterprises, Inc.**

**Attachment #15**

The Board was asked to authorize the Executive Director to execute an agreement with Transformation Enterprises, Inc. for the Demolition of 36 N. Connecticut Ave., Block 304, Lot 10 in Atlantic City for an amount not-to-exceed \$20,416.00.

A motion was made by Mr. Ingemi, and seconded by Mr. Blake, to approve the resolution. By a roll-call vote of 6-0-1, with Mayor Guardian recusing himself from the vote, the resolution was passed by the Board.

**E. Green Tree Golf Course Shared Services Agreement Renewal**

**Attachment #16**

The Board was asked to approve a resolution authorizing the Executive Director to renew the Shared Services Agreement with Atlantic County for the Authority to provide management services for the John F. Gaffney Green Tree Golf Course.

A motion was made by Mr. Ingemi, and seconded by Rev. Hendricks, to approve the resolution. By a roll-call vote of 7-0-0, the resolution was passed by the Board.

**F. Brigantine Golf Links Shared Services Agreement**

**Attachment #17**

The Board was asked to approve a resolution authorizing the Executive Director to execute a Shared Services Agreement with Brigantine for the Authority to provide management services for the Links at Brigantine Golf Course.

A motion was made by Mr. Ingemi, and seconded by Rev. Hendricks, to approve the resolution. By a roll-call vote of 7-0-0, the resolution was passed by the Board.

**VIII. ECONOMIC DEVELOPMENT**

**A. Memorandums of Understanding -  
Atlantic County - E.D. Funding**

**Attachment #18**

The Board was asked to authorize the Executive Director to enter into a Memorandum of Understanding with Atlantic County to accept funding for the Economic Development Initiative and further authorizing the Executive Director to enter into a Memorandum of Understanding with the Atlantic County Economic Alliance concerning disbursement of said funds.

Mayor Armstrong asked if the ACIA had the administrative capacity to handle this. Executive Director Lamey said yes, and explained that it also puts the ACIA in a position to monitor the performance of the organizations in accordance with the Economic Development Initiative being undertaken by the County.

A motion was made by Mr. Blake, and seconded by Rev. Hendricks, to approve the resolution. By a roll-call vote of 6-0-1, with Mr. Ingemi recusing himself from the vote, the resolution was passed by the Board.

**IX. PUBLIC COMMENTS**

No one from the public was in attendance.

**X. ADJOURNMENT**

A motion was made by Mr. Ingemi, and seconded by Rev. Hendricks, to adjourn the meeting at 5:10 p.m. By a roll-call vote of 7-0-0, all Board Members were in favor to adjourn the meeting.

Respectfully,



Edwin G. Blake, Secretary