

MINUTES OF THE BOARD MEETING

March 18, 2015

**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 4:01 p.m. in the 7th 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; Commissioner, Robert Tarby, Sr., Vice Chairperson; Edwin G. Blake, Secretary; Rev. Milton Hendricks, Asst. Secretary; and Robert Gross, Commissioner (via speakerphone) attended. Joseph Ingemi, Commissioner, arrived to the meeting at 4:18 p.m.

Neil McPeak, Treasurer; Mayor Don Guardian, Commissioner; and Mayor John Armstrong were absent from the meeting,

OTHERS IN ATTENDANCE

Randy Lafferty, General ACIA Counsel.

STAFF IN ATTENDANCE

John C. Lamey, Jr., Executive Director; Max Slusher, Director of Economic Development, Lori Riggs, Program Manager, Joseph J. Giraldo, Program Manager, Timothy Edmunds, Project Manager, Mily Torres, Senior Accountant; 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 February 4, 2015, Board Meeting

The Board was asked to approve the Minutes of the February 4, 2015, Board Meeting.

A motion was made by Mr. Gross to approve the Minutes of the February 4, 2015 Board Meeting, seconded by Rev. Hendricks. By a vote of 5-0-0, the Minutes were approved. Mayor Guardian, Mayor Armstrong, Mr. McPeak and Mr. Ingemi were absent for the vote.

III. FINANCIAL REPORT

Mr. Lamey introduced Dianilda Torres, Sr. Accountant for the ACIA, who spoke regarding the process in preparing the financial reports. She also handed out a Transaction Detail by Account to each Board Member.

The Board was asked to approve the Financial Report for December 2014.

A motion was made by Mr. Tarby to approve the resolution and seconded by Mr. Blake. By a vote of 5-0-0, the Financial Report for December 2014 was approved. Mayor Guardian, Mayor Armstrong, Mr. McPeak and Mr. Ingemi were absent for the vote.

IV. EXECUTIVE DIRECTOR'S REPORT

A. AUTHORITY UPDATE

John Lamey then introduced Max Slusher, the Director of Economic Development. Mr. Slusher provided an update on the Atlantic County Economic Development Action Plan and Implementation strategy and the schedule of events for next week.

Mr. Lamey stated that the Board of Chosen Freeholders recently approved an application to HUD for the Section 108 Loan Program. Should HUD approve the application ACIA will have funds available to loan to County businesses in accordance with the guidelines of the program. A resolution is on the Atlantic City Council Agenda for later today. If that is approved, then the ACIA will be submitting an application simultaneously. The program is set up so that two members of the Authority will serve on the loan Review Committee for the Programs,. Mr. Foster appointed Mr. Ingemi and Mr. McPeak.. McPeak.

Mr. Lamey announced to the Board that there will be a kick-off meeting for the 2015 CDBG Program, is scheduled for Friday, March 20, 2015, beginning at 10 a.m., at the Mays Landing branch of the Atlantic County Library.

In addition, Mr. Lamey announced to the Board that several candidates were considered for the CDBG Program Administrator and that based on reviews of the applications and that we would make an offer in the next few days.

Mr. Lamey advised the Board that based on our performance with the SSBG Program the ACIA was awarded an additional \$175,000, which will be used towards rehabilitating homes that were damaged by Hurricane Sandy.

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. ADMINISTRATIVE

A. Legal Services – General

On February 14, 2015, ACIA advertised a Request for Proposals for Legal Services for the period of 3/1/2015 to 2/28/2016. On February 27, 2015, we received responses from the following four firms: (1) Eric M. Bernstein & Associates., LLC of Warren, NJ; (2) Capehart – Scatchard Attorneys-at-Law of Trenton and Mt. Laurel; (3) Cooper Levenson Attorneys-at-Law of Atlantic City, and DeCotis, Patrick & Cole, LLP of Teaneck, NJ.

Based on a review of the responses staff recommended awarding the contract to Cooper Levenson and asked the Board to authorize the Executive Director to enter into a contract with Cooper Levenson to provide legal services for the period of March 1, 2015 to February 28, 2016 for an amount not to exceed \$35,000.

A motion was made by Mr. Blake to approve the resolution and seconded by Rev. Hendricks. By a vote of 5-0-1, the resolution was approved, with 1 abstention from Mr. Ingemi. Mayor Guardian, Mayor Armstrong, and Mr. McPeak were absent for the vote.

VI. COMMUNITY DEVELOPMENT

A. CHDO Agreement Amendment with PHRDC

The Board was asked to authorize the Executive Director to execute Amendment #2 to the September 11, 2011 CHDO Agreement between the Authority and the Pleasantville Housing and Redevelopment Corporation to extend the expiration date to July 31, 2015.

A motion was made by Mr. Gross to approve the resolution and seconded by Mr. Ingemi. By a vote of 5-0-1, the resolution was approved, with 1 abstention from Rev. Hendricks. Mayor Guardian, Mayor Armstrong, and Mr. McPeak were absent for the vote.

VII. PROJECT MANAGEMENT

A. Boardwalk Project

The Board was asked to authorize the acceptance of a Loan from the Casino Reinvestment Development Authority (CRDA) in the amount of \$12,808,350.00 for the additional components of the Boardwalk Project and authorize the Executive Director to execute all necessary documentation required to facilitate the transaction.

A motion was made by Mr. Blake to approve the resolution and seconded by Rev. Hendricks. By a vote of 5-0-1, the resolution was approved, with 1 abstention from Chairman Foster. Mayor Guardian, Mayor Armstrong, and Mr. McPeak were absent for the vote.

B. Shoreview and Stillwater – ADA Improvements

The Board was asked to approve a resolution authorizing the Executive Director to execute a contract with R. Maxwell Construction, Inc. for ADA Improvements to the Shoreview and Stillwater Buildings for an amount not to exceed \$135,714.70.

A motion was made by Mr. Blake to approve the resolution and seconded by Rev. Hendricks. By a vote of 5-0-1, the resolution was approved, with 1 abstention from Mr. Tarby. Mayor Guardian, Mayor Armstrong, and Mr. McPeak were absent for the vote.

VIII. OTHER BUSINESS

There was no other business discussed.

IX. OPEN SESSION

There was no open session.

X. EXECUTIVE SESSION

A motion for the Board to enter into an Executive Session was made by Chairman Foster at 4:58 p.m. and seconded by Mr. Ingemi.

XI. ADJOURNMENT

Upon return to open session a motion was made by Mr. Ingemi, and seconded by Rev. Hendricks, to adjourn the meeting at 5:04 p.m. All were in favor.

Respectfully,

Edwin G. Blake
Secretary