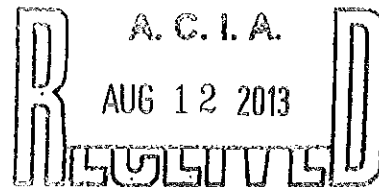


MEMORANDUM



Date: August 8, 2013

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 August 7, 2013

I. The Minutes of the above referenced meeting were submitted pursuant to N.J.S.A. 40:41A-37 et seq., on August 8, 2013.

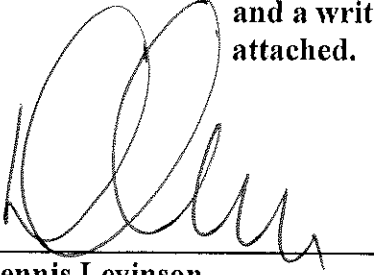
- (a) by the end of the fifth business day following the meeting.
- (b) as soon as practicable following the meeting where emergency action has been taken.
- (c) beyond the statutory period for submission.

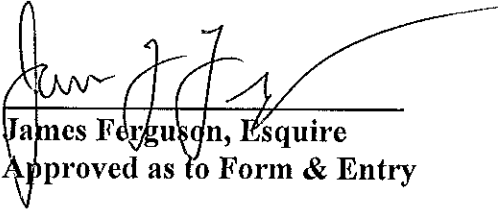
II. I hereby return the Minutes of the above referenced meeting to the Authority and to the Board of Freeholders, on the date set forth above, which is:

- (a) 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) 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.

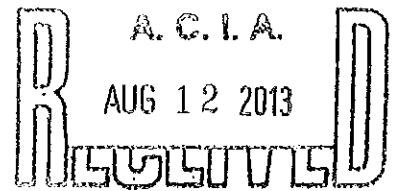

Dennis Levinson
Atlantic County Executive


James Ferguson, Esquire
Approved as to Form & Entry

cc: Jim Ferguson, Atlantic County Counsel

ATTACHMENTS: Minutes
 Veto Message

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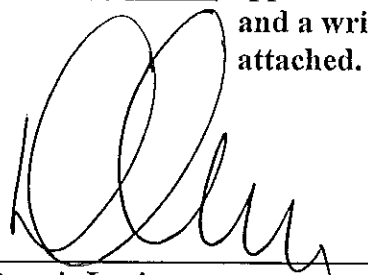
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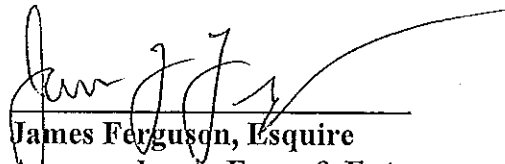
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Dennis Levinson
Atlantic County Executive



James Ferguson, Esquire
Approved as to Form & Entry

cc: Jim Ferguson, Atlantic County Counsel

ATTACHMENTS: Minutes
 Veto Message



Atlantic County Improvement Authority
5909 Main Street, 2nd Floor, Mays Landing, N.J. 08330
Phone: 609-645-5838 Fax: 609-645-5813

John C. Lamey, Jr.
Executive Director

MINUTES OF THE BOARD MEETING

August 7th, 2013

THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY
5909 Main Street, 2nd Floor
Mays Landing, NJ 08330

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 Mr. Blake, Secretary, at 4:01 pm in the Conference Room at the Atlantic County Improvement Authority, 5909 Main Street, Mays Landing, NJ 08330.

COMMISSIONERS IN ATTENDANCE

Roy M. Foster, Chairperson (arrived at 4:33pm during Executive Session); Robert Tarby, Sr., Secretary; Rev. Milton Hendricks, Commissioner; Edwin G. Blake, Secretary; Joseph Ingemi, Commissioner attended. Neil McPeak, Treasurer was absent.

STAFF IN ATTENDANCE

John C. Lamey, Jr., Executive Director; Kimberly Quigley, Administrative Assistant; and Kristin Cullinane, Director of Finance

OTHERS IN ATTENDANCE

Jim Franklin, ACIA Counsel; Bonnie Lindaw, County Treasurer

I. OPENING STATEMENT AND ROLL CALL

Secretary Mr. Blake read the Notice of Public Meeting and the roll was called.

II. MINUTES

A. Minutes of the May 30, 2013 Special Board Meeting

The Board was asked to approve the minutes of the May 30, 2013 Special Board Meeting.

A motion was made by Mr. Ingemi to approve the minutes of the May 30, 2013 Special Board Meeting, seconded by Mr. Tarby. By a vote of 4-0 the minutes were approved.

B. Minutes of the June 5, 2013 Board Meeting

The Board was asked to approve the minutes of the June 5, 2013 Board Meeting.

A motion was made by Mr. Ingemi to approve the minutes of the June 5, 2013 Board Meeting, seconded by Mr. Tarby. By a vote of 4-0 the minutes were approved.

III. FINANCIAL REPORT

A. Financial Report from May 2013

The Board was asked to adopt a resolution approving the Financial Report for May 2013.

A motion was made by Mr. Ingemi to adopt the resolution and seconded by Mr. Tarby. By a vote of 4-0 the resolution was approved.

B. Financial Report from June 2013

The Board was asked to adopt a resolution approving the Financial Report for June 2013.

A motion was made by Mr. Ingemi to adopt the resolution and seconded by Rev. Hendricks. By a vote of 4-0 the resolution was approved.

IV. EXECUTIVE DIRECTORS REPORT

A. AUTHORITY UPDATE

Executive Director Lamey provided the Board with a brief update on projects the Authority is currently working on. He also informed the board of potential future project prospects.

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. COMMUNITY DEVELOPMENT

A. GRANT ADMINISTRATION- BUENA BOROUGH

The Board was asked to authorize the Executive Director to execute a shared service agreement with Buena Borough to provide Grant Administration Services for its 2013 Community Development Disaster Recovery Block Grant for Acquisition and Demolition for an amount not to exceed \$16,207.00.

A motion was made by Rev. Hendricks to authorize the Executive Director to execute a shared service agreement with Buena Borough to provide Grant Administration Services for a Community Development Disaster Recovery Block Grant for Acquisition and Demolition for an amount not to exceed \$16,207.00, seconded by Mr. Ingemi. By a vote of 4-0 the resolution was approved.

B. PLEASANTVILLE HOUSING AND REDEVELOPMENT CORPORATION – CHDO CONTRACT AMENDMENT

The Board was asked to authorize the Executive Director to execute Amendment # 3 to the February 16th, 2011 Agreement with the Pleasantville Housing and Redevelopment Corporation to allow them to accept reimbursement of \$120,000.00 in HOME funds for costs incurred within the project budget for the rehabilitation of four rental properties and to redirect those funds to the acquisition and rehabilitation of an additional rental property as part of their MidTown Preservation Project.

A motion was made by Mr. Ingemi to authorize the Executive Director to execute Amendment #3 to the February 16th, 2011 Agreement with the Pleasantville Housing and Redevelopment Corporation to allow them to accept reimbursement of \$120,000.00 in HOME funds for costs incurred within the project budget for the rehabilitation of four rental properties and to redirect those funds to the acquisition and rehabilitation of an additional rental property as part of their MidTown Preservation Project, seconded by Mr. Tarby. By a vote of 3-0 the resolution was approved. Rev. Hendricks abstained.

VI. EXECUTIVE SESSION

A motion to enter into Executive Session at 4:21 pm was made by Mr. Ingemi and seconded by Rev. Hendricks. The Board returned to regular session at 5:10 pm on a motion made by Mr. Ingemi seconded by Mr. Tarby.

VII. BARLINVIS APARTMENTS

Upon return to open session a resolution was introduced regarding the pending foreclosure action on the Barlinvis Apartments and Barlinvis Associated proposal to offer the deed in lieu of foreclosure. A motion was made by Mr. Ingemi to adopt the resolution authorizing the Executive Director subject to the advice and assistance from Counsel to:

- 1) defer the application for foreclosure and appointment of a receiver pending concurrence on the terms and conditions of the transfer of the deed to ACIA,
- 2) Finalize the terms of the transfer and assignment of the HAP contract,
- 3) Finalize the management agreement with the Pleasantville Housing Authority subject to modifications required by HUD or NJMFA,
- 4) Dismiss the Foreclosure Complaint upon final consummation of the terms of the transfer of the Property, accounts, HAP Contract and PHA Agreement /Contract;

The resolution provides that this authorization will be null and void if:

- 1) if the Proposal is not accepted and approved by the Barlinvis partners within thirty (30) days of this meeting; or
- 2) the transfer of ownership from Barlinvis to the ACIA, and / or the assignment of the HAP contract are not approved by HUD and the NJHMFA with conditions acceptable to the Executive Director or Counsel; or
- 3) HUD and NJHMFA do not approve PHA as the Manager / Agent for the Property,

The resolution further provides that should any of those events occur, the Executive Director and Counsel shall promptly proceed with the application to appoint a Receiver and enter the final judgment of Foreclosure.

The motion was seconded by Mr. Foster. By a vote of 3-0 the resolution was approved. Rev. Hendricks abstained.

VII. OPEN SESSION

No members of the public were in attendance.

VIII. ADJOURNMENT

A motion was made by Mr. Ingemi and seconded by Mr. Blake to adjourn the meeting at 5:13 p.m. All were in favor.

Respectfully,



Edwin G. Blake
Secretary