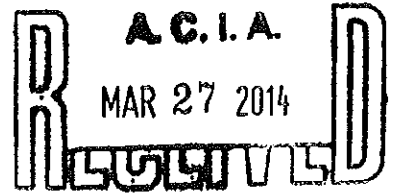


MEMORANDUM



Date: March 14, 2014

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 March 12, 2014

I. The Minutes of the above referenced meeting were submitted pursuant to N.J.S.A. 40:41A-37 et seq., on March 14, 2014.

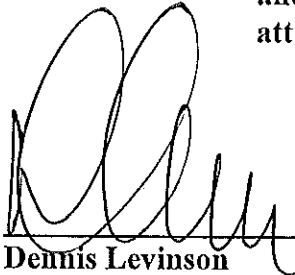
- (a) by the end of the fifth business day following the meeting.
- (b) _____ as soon as practicable following the meeting where emergency action has been taken.
- (c) _____ beyond the statutory period for submission.

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:

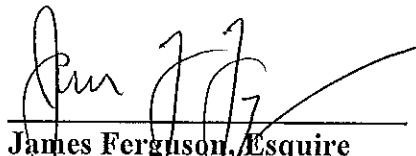
- (a) within ten days of delivery.
- (b) _____ within twenty-four (24) hours of delivery where the action taken at the meeting was deemed by the Authority to be in response to an emergency situation.

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



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

March 12th, 2014

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 Rescheduled Board Meeting of the Atlantic County Improvement Authority Board of Commissioners was called to order by Chairperson Foster at 4:14 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; Joseph Ingemi, Commissioner;(by phone); Robert Tarby, Sr., Vice Chairperson; Edwin G. Blake, Secretary; Neil McPeak, Treasurer, and Rev. Milton Hendricks, Asst. Secretary attended.

STAFF IN ATTENDANCE

John C. Lamey, Jr., Executive Director; and Kristin Cullinane, Director of Finance

OTHERS IN ATTENDANCE

James Franklin, Special Barlinvis Counsel (by phone) from 4:30pm-4:41pm, Randy Lafferty General ACIA Counsel (by phone), and Bonnie Lindaw, County Treasurer.

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 5, 2014 Board Meeting

The Board was asked to approve the minutes of the February 5, 2014 Board Meeting.

A motion was made by Mr. Blake to approve the minutes of the February 5, 2014 Board Meeting, seconded by Rev. Hendricks. By a vote of 6-0 the minutes were approved.

III. FINANCIAL REPORT

A. Financial Report from January 2014

The Board was asked to adopt a resolution approving the Financial Report for January 2014. Ms. Mazzoni presented the report.

A motion was made by Rev. Hendricks to adopt the resolution and seconded by Mr. Blake. By a vote of 6-0 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.

B. ADMINISTRATIVE

1. Legal Services- General Counsel

The Board was asked to authorize the Executive Director to enter into a contract with Randolph Lafferty of Cooper Levenson to provide legal services for the period of March 1, 2014 to August 31, 2014, in accordance with their proposal for an amount not to exceed \$12,500.00

Executive Director Lamey stated that Mr. Lafferty's response to the Authority's request for Qualifications and Fee Proposal for a one year period from March 1st 2014 to February 28th 2015 best meets our immediate and short term needs for legal services. However, since the Authority is evaluating opportunities to expand its mission and the activities that support the expanded mission may require additional legal services than was contemplated in the original Request for Qualifications/Fee Proposals, Mr. Lamey suggested that we award the agreement for a six month period rather than twelve and re-evaluate it at that time in the context of our actual needs as we move forward.

A motion was made by Mr. Blake to adopt the resolution and seconded by Rev. Hendricks. By a vote of 6-0 the resolution was approved.

2. Legal Services- Special Counsel (Barlinvis)

The Board was asked to authorize the Executive Director to enter into a contract with Youngblood, Franklin, Sampoli and Coombs, P.A. for James Franklin to provide continued legal services required to complete the acquisition of the Barlinvis Apartments for the period of March 1, 2014 to June 30, 2014 for an amount not to exceed \$10,000.00.

Executive Director Lamey stated that since Mr. Franklin has made significant progress

with the issue and anticipates that the acquisition will be consummated next month it is most efficient to have Mr. Franklin see it through.

A motion was made by Mr. Blake to adopt the resolution and seconded by Mr. Tarby. By a vote of 6-0 the resolution was approved.

C. COMMUNITY DEVELOPMENT

1. Buena Borough Demolition Project- CDBG-DR

The Board was asked to authorize an amendment with Mullin & Lonergan Associates to complete certain deliverables and provide technical assistance to the Authority in the Administration of the CDBG-DR Funds granted to Buena Borough for Demolition for an amount not to exceed \$11,200.00.

Executive Director Lamey stated that under a shared service agreement the Authority is providing grant administration services to the Borough for \$16,207.00 for its CDBG-R Grant for the acquisition and demolition of a flood damaged house. Due to increased level of activity in other areas the Authority requires assistance executing the scope of services. Mr. Lamey stated that it would be most efficient to amend our current professional services agreement with Mullin & Lonergan Associates to include the scope of services and accommodate the additional fees.

A motion was made by Mr. Blake and seconded by Rev. Hendricks to adopt the resolution. By a vote of 6-0 the resolution was approved.

D. DEVELOPMENT FUND

1. Barlinvis Apartments

Mr. Franklin requested the Board to adopt a resolution approving and ratifying actions taken and to be taken by the Executive Director and Special Counsel to accomplish the sale of Barlinvis Apartments to the Authority, to obtain all required approvals, and to retain PV Community Development Corporation as Management Agent to manage the property once the sale has been consummated.

A motion was made by Mr. Blake to adopt the resolution and seconded by Mr. McPeak. By a vote of 5-0-1 the resolution was approved. Rev. Hendricks abstained.

E. IMPROVEMENT AUTHORITY MISSION

1. Expenditures for Professional Services

The Board was asked to authorize the Executive Director to incur certain expenditures related to the expansion of the Authority's Activities for an

amount not to exceed \$15,000.00.

Executive Director Lamey explained that under its enabling legislation the Authority has a broad grant of powers to undertake such activities as financing and carrying out projects related to development and redevelopment activities. The County has requested that we explore certain provisions in the County Improvement Authorities Law and put forth a plan that would allow the Authority to take advantage of the flexibility regarding the types of projects the Authority can undertake as well as the financing options it can offer. Mr. Lamey suggested that in order to complete the analysis of the enabling legislation and put forth a comprehensive plan it may need the assistance of certain outside professionals including but not limited to Bond Counsel, Financial Advisor and Planning and Economic Development Consultants with the prerequisite expertise.

A motion was made by Mr. Tarby to adopt the resolution and seconded by Mr. Blake. By a vote of 6-0 the resolution was approved.

V. EXECUTIVE SESSION

A motion to enter into Executive Session at 4:52 pm was made by Mr. Foster and seconded by Rev. Hendricks. The Board returned to regular session at 5:13 pm.

VI. ADJOURNMENT

A motion was made by Rev. Hendricks and seconded by Mr. Tarby to adjourn the meeting at 5:19 p.m. All were in favor.

Respectfully,



Edwin G. Blake
Secretary