

MINUTES OF THE BOARD MEETING

Wednesday, October 26th, 2016

**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 Vice-Chairperson, Robert J. Tarby, Sr., at 10:05 a.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

Robert J. Tarby, Sr., Vice-Chairperson, chaired the meeting since Chairman Foster was attending by telephone.

Participating telephonically were: Roy M. Foster, Chairperson; Neil McPeak, Treasurer; Edwin G. Blake, Secretary; Rev. Milton Hendricks, Asst. Secretary; Robert P. Gross, Commissioner; Mayor John Armstrong, Commissioner; and Joseph Ingemi, Commissioner participated in today's Special Board Meeting.

Mayor Guardian was absent from the meeting.

STAFF IN ATTENDANCE

John C. Lamey, Jr., Executive Director; Lori Riggs, Program Manager; Dianilda Torres, Finance Manager; and Lisa Duffner, Administrative Assistant were present at today's meeting.

OTHERS IN ATTENDANCE

Randolph Lafferty, Esquire - Cooper Levenson, participated telephonically.

Bonnie Lindaw, Atlantic County Treasurer, was present at today's meeting.

I. OPENING STATEMENT AND ROLL CALL

Vice-Chairperson Tarby read the Notice of Public Meeting and the roll was called.

II. EXECUTIVE SESSION

Mr. Tarby entertained a motion to go into Executive Session. A motion was made by Rev. Hendricks, and seconded by Chairperson Foster, to enter into Executive Session. By a roll-call vote of 8-0-0, the motion was approved.

The Board entered into Executive Session at 10:05 a.m.

RETURN TO OPEN SESSION

At the conclusion of the Executive Session, the Board returned to Open Session at 10:25 a.m.

Mr. Lafferty asked Mr. Lamey if he could kindly address the Board. Mr. Lafferty repeated what the consensus of the Board was during their discussion as follows: a resolution was adopted for the ACIA to create a new position for an Executive Assistant/Office Manager.

Mr. Lafferty then recommended that the Board make a motion to confirm the results of the Executive Session, as stated above. Mr. Lamey agreed and then entertained a motion. A motion was made by Chairperson Foster, and seconded by Rev. Hendricks. By a roll-call vote of 8-0-0, the motion was approved.

III. BOARD ACTIONS

A. ADMINISTRATIVE

1. Presentation and Approval of 2017 Budget

Attachment #1

Mr. Lamey directed the Board's attention to the proposed 2017 Budget and went over it in detail. He asked the Board if they had any questions after reviewing the proposed 2017 Budget. Projected Revenue in the proposed budget for 2017 is \$2,979,415 and Projected Expenses are \$2,916,318.00 for a projected Net Income of \$63,097.00. Both total revenue and total expenses increased significantly over the last year due to the additional activities that the Authority is undertaking. Since there were no questions, the Board was then asked to approve the proposed 2017 Budget for submission to the Local Finance Board.

A motion was made by Mr. Blake, and seconded by Chairperson Foster, to approve the resolution for the proposed 2017 Budget for submission to the Local Finance Board. By a roll-call vote of 8-0-0, the resolution was approved.

B. PROJECT MANAGEMENT

1. Demolition Agreements – Gassis Brothers, Inc.

Attachment #2

The Board was asked to authorize the Executive Director to execute two (2) separate agreements with Gassis Brother, Inc.: 1) For the Demolition of 542 N. Trenton Ave., Block 780, Lot 12, in Atlantic City, for an amount not-to-exceed \$46,838; and 2) For the Demolition of 711-½ N. Indiana, Block 61, Lot 5, in Atlantic City, for an amount not-to-exceed \$44,500.

Mr. Gross requested that since the Authority does not have experience or first-hand knowledge regarding Gassis Brothers capabilities that we authorize the contracts but require that the notice to proceeds will be consecutive rather than simultaneous. This would allow the Authority to evaluate their performance on the first property prior to the start of the second property. Upon successful completion of this first demolition, the ACIA would then Gassis Brothers a Notice to Proceed for the second demolition.

A motion was made by Mayor Armstrong, and seconded by Mr. Blake, to amend the resolution to state that the ACIA Board will authorize the award of separate agreements to Gassis Brothers, Inc., for the Demolition of 542 N. Trenton Avenue, Block 780, Lot 12 in Atlantic City and 711½

N. Indiana Ave., Block 61, Lot 5 in Atlantic City and provide that the ACIA will initially only issue a Notice to Proceed on one of these properties and upon successful completion of the first demolition a Notice to Proceed will be issued for the second demolition.

By a roll-call vote of 8-0-0, the resolution was approved.

2. Demolition Agreement – Transformation, Inc. Attachment #3

The Board was asked to authorize the Executive Director to execute an agreement with Transformation, Inc., for the demolition of 328 N. Indiana Ave., Block 496, Lot 6, in Atlantic City, for an amount not-to-exceed \$32,450.

A motion was made by Rev. Hendricks, and seconded by Mr. Blake, to approve the resolution. By a roll-call vote of 8-0-0, the resolution was approved.

3. Demolition Agreement – Wild Heart Industries, Inc. Attachment #4

The Board was asked to authorize the Executive Director to execute an agreement with Wild Heart Industries, Inc., for the demolition of 410 N. Ohio Ave., Block 498, Lot 2, in Atlantic City, for an amount not-to-exceed \$35,200.

Mr. Lamey advised the Board that Tim Edmunds, ACIA’s Director of Projects, did confirm that Wild Heart Industries, Inc., has completed over fifty (50) demolitions in New Jersey, and he recommends awarding this contract to them.

A motion was made by Chairperson Foster, and seconded by Mr. Blake, to approve the resolution. By a roll-call vote of 8-0-0, the resolution was approved.

C. ECONOMIC DEVELOPMENT

1. Funding Agreement with the ACEA Attachment #5

The Board was asked to amend the resolution identified as Attachment #14, adopted October 13th, 2016, which eliminated the ACIA’s role in administering funds provided from Atlantic County to the ACIA for Economic Development purposes.

A motion was made by Chairperson Foster, and seconded by Mr. Blake, with Mr. Ingemi recusing himself from the vote. By a roll-call vote of 7-0-1, the resolution was approved.

NEW BUSINESS:

Mayor Armstrong discussed the Community Champions’ Foreclosure Registry Program. He said that Absecon has been able to utilize their portion of the funds they have collected to hire a part-time Assistant Code Enforcement Officer. However, there are a number of properties for which the City of Absecon has not received any funds, according to Mayor Armstrong. Further, there are several banks that are ignoring at Absecon’s Ordinance. Mayor Armstrong further stated that Absecon, as well as the other municipalities participating in the Community Champions’ program, the ACIA, and Community Champions as well, are all essentially losing potential revenues because of this. He said that the City of

Absecon, through Community Champions, has sent out a Notice of Violation to these banks, and they have not gotten a great response. It is clear to Mayor Armstrong that there is still a substantial amount of funds that could be collected. This could be done individually by the municipalities. However, it has occurred to Mayor Armstrong that this could be done more efficiently by the ACIA on behalf of the participating municipalities.

Mr. Lamey agreed with Mayor Armstrong and believes the next step would be to have a meeting with Community Champions to discuss with them how they should follow-up on this situation and what they should be doing. Mayor Armstrong said that he would like to be involved and assist Mr. Lamey with this.

OLD BUSINESS: None.

PUBLIC COMMENTS: None.

ADJOURNMENT

A motion was made by Mr. McPeak, and seconded by Chairperson Foster, to adjourn the Board Meeting at 10:56 a.m. By a vote of 8-0-0, the meeting was adjourned.

Respectfully,

Edwin G. Blake
Secretary