



AGENDA

ATLANTIC COUNTY IMPROVEMENT AUTHORITY

600 AVIATION RESEARCH BOULEVARD, EGG HARBOR TOWNSHIP, NJ 08234

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REGULAR BOARD MEETING

THURSDAY – SEPTEMBER 12, 2024 - 4:00 P.M.

I. OPENING STATEMENT & ROLL CALL

II. MINUTES

A. Minutes of the August 8th, 2024, Regular Board Meeting Attachment #1

The Board will be asked to approve the minutes as presented or as corrected.

III. FINANCIAL REPORT

A. Financial Report from July 2024 Attachment #2

The Board will be asked to approve, by resolution, the expenditures contained in the preliminary Financial Report from July 2024.

IV. EXECUTIVE DIRECTOR'S REPORT

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. Project Manager Attachment #3

The Board will be asked to authorize the creation of an additional Project Manager position of at a salary of \$66,000.00 per year effective October 14, 2024, and to further authorize filling that position with a qualified individual as determined by the Executive Director and the Director of Projects.

B. Policy and Procedures Manual Attachment #4

The Board will be asked to approve changes to Section 3.03- Compensatory Time in Policy and Procedures Manual.

C. USDA Intermediary Relending Program (IRP) Bank Accounts Attachment #5

The Board will be asked to authorize the Executive Director and Comptroller to open two (2) banks to support the USDA Intermediary Relending Program (IRP).

VI. COMMUNITY DEVELOPMENT PROGRAM

A. LFB Application: Atlantic City Homebuyers Program Attachment #6

The Board will be asked to approve a resolution authorizing an application to the Local Finance Board for its approval to request an additional \$1 Million from the Development Fund to refund the Atlantic City Homebuyers Assistance program administered by the Authority.

B. Inlet CDC 2024 Home Rehab and Façade Program [Attachment #7](#)

The Board will be asked to authorize the Executive Director to execute an Agreement with the Inlet Community Development Corporation (CDC) for the Authority to administer the Inlet CDC's 2024 Home Rehab Façade Program.

C. Atlantic City Homebuyer Lottery Program [Attachment #8](#)

The Board will be asked to authorize the Executive Director to execute an Agreement with the City of Atlantic City concerning funding and administration of the City's first time Homebuyer Lottery Program.

VII. [PROJECT MANAGEMENT](#)

A. NARTP Building #2 [Attachment #9](#)

The Board will be asked to authorize the Executive Director to execute a contract with TN Ward in the amount of \$14,317,567.00 for the construction of Building #2 at NARTP, authorize a contingency fund of \$715,728.52 and further authorize a professional services agreement for third party testing with Colliers in the amount of \$43,000.00.

B. Cape May Government Services District [Attachment #10](#)

The Board will be asked to authorize the Executive Director to execute an Additional Services Request (ASR) in the amount of \$3,718.00 to Clarke Caton Hintz (CCH) for additional work associated with undocumented site conditions.

C. NARTP Building #2- Clarke Caton Hintz ASR [Attachment #11](#)

The Board will be asked to authorize the Executive Director to execute an Additional Services Request (ASR) in the amount of \$4,950.00 to Clarke Caton Hintz (CCH) for reselection, specification and engineering of RTU units for new refrigerant type requirements.

D. NARTP Building #2 Revenue Bonds [Attachment #12](#)

The Board will be asked to authorize the issuance of County guaranteed Revenue Bonds and/or project notes for construction of Building #2 at NARTP as needed.

VIII. [OPEN SESSION](#)

IX. [OTHER BUSINESS](#)

X. [EXECUTIVE SESSION](#)

XI. [ADJOURNMENT](#)