

**RESOLUTION OF THE ATLANTIC
COUNTY IMPROVEMENT AUTHORITY
APPROVING THE EXPENDITURES CONTAINED IN THE
FINANCIAL REPORT FOR JANUARY 2021**

WHEREAS, the Atlantic County Improvement Authority, hereafter, the "Authority", is a political subdivision of the State of New Jersey and an instrumentality of Atlantic County, established pursuant to N.J.S.A. 40:37A-44 et seq.; and

WHEREAS, the Authority is subject to rules and regulations promulgated by the State of New Jersey, Department of Community Affairs, Division of Local Government Services, including N.J.A.C. 5:31-4.1(c) regarding the approval and payment of claims which requires the "governing body (of the Authority) shall approve or disapprove all claims in accordance with Regulations adopted by the Authority;" and

WHEREAS, such claims and the expenditures thereto for the month of January 2021, are contained in the Financial Report submitted hereto for approval by the Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Atlantic County Improvement Authority that the expenditures contained in the Financial Report for the month of January 2021, are approved pursuant to N.J.A.C. 5:31-4.1(c).



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: March 11th, 2021

ATLANTIC COUNTY IMPROVEMENT AUTHORITY

I, _____, Assistant Secretary of the Atlantic County Improvement Authority, State of New Jersey, do hereby certify that the foregoing is a correct and true copy of a resolution adopted by the Board at a meeting duly held on the 11th day of March 2021.

RESOLUTION AUTHORIZING AN AMENDMENT TO THE SHARED SERVICES AGREEMENT WITH CAPE MAY COUNTY AND THE PROFESSIONAL SERVICES AGREEMENT WITH CLARKE, CATON AND HINTZ FOR THE DESIGN OF THE GOVERNMENT SERVICES BUILDINGS ON BEHALF OF THE COUNTY OF CAPE MAY

WHEREAS, the Authority, is a political subdivision of the State of New Jersey and an instrumentality of Atlantic County, established pursuant to N.J.S.A. 40:37A-44 et seq.; and

WHEREAS, pursuant to N.J.S.A. 40A:37A-54 a purpose of the Authority is to plan, initiate and carry out construction projects related to public facilities within the county or any beneficiary county; and

WHEREAS, on July 11th, 2019 the Board of Commissioners adopted a resolution authorizing a shared Services Agreement under The Uniform Shared Services Consolidation Act, N.J.S.A. 40 A:65-1 *et. seq.* with Cape May County for the Authority to provide Project Management Services and reimbursement of professional fees for the purposes of planning and constructing certain government services buildings known as the Government Services Area at the Cape May County Airport; and

WHEREAS, On September 18th 2019, the Authority advertised for Professional Architectural and Site/Civil Engineering Services for design of replacement facilities at Cape May County's Government Services District; and

WHEREAS, the Authority and County collectively determined that Clark Caton Hintz submitted the lowest responsive bid and on November 14th, 2019 the Authority awarded a professional services agreement to them in the amount of \$544,222.00; and

WHEREAS, on May 14th, 2020 the Board of Commissioners authorized an amendment to the Professional Services Agreement with Clark Caton Hintz for Professional Architectural and Site/Civil Engineering Services for Cape May County's Government Services District to accommodate Ground Penetrating Radar to determine utility locations prior to executing soil borings in the amount of \$1,800.00 contingent on the approval of reimbursement from Cape May County which was subsequently authorized; and

WHEREAS, the terms of the shared services agreement call for the cost of the contract to be reimbursed to the Authority by Cape May County; and

WHEREAS, Cape May County has requested additional design services for the Project as follows:

- 1) Information Technology (IT) Design: This service was not included in the RFP and CCH's Scope of Services as originally it was anticipated that this design work was to be done Cape May County IT Dept., and
- 2) Additional buildings added to the overall scope: Cape May County requested the inclusion of a new Truck Wash Building and renovations to a structure known as Building #107; and

WHEREAS, the additional design services will require additional client design meetings and Additional Construction Administration services due to the extended estimated construction period from 66 weeks to 104 weeks; and

WHEREAS, based upon the proposed change request sent by Clarke, Caton and Hintz the Authority's Director of Projects and Cape May County's Public Works & Engineering Administrator

**RESOLUTION AUTHORIZING THE EXECUTIVE
DIRECTOR TO AMEND THE PROFESSIONAL
SERVICES CONTRACT TO PROCEED WITH PHASE
2 WITH WILLIAM MCLEES ARCHITECTURE
REGARDING THE MULLICA TOWNSHIP
MUNICIPAL COMPLEX CONTINGENT ON THE
APPROVAL OF MULLICA TOWNSHIP**

WHEREAS, the Authority, is a political subdivision of the State of New Jersey and an instrumentality of Atlantic County, established pursuant to N.J.S.A. 40:37A-44 et seq.; and

WHEREAS, by previous Resolution the Board of the Authority authorized the Executive Director to negotiate and execute a Memorandum of Understanding with Mullica Township regarding the construction of a Municipal Complex ("Project") including authorizing the Authority to engage a design professional and incur certain other predevelopment costs, all of which will be reimbursed by Mullica Township should the project not advance; and

WHEREAS, on November 6, 2020 the Authority advertised for professional architectural and engineering services for the Project and received expressions of interest from 25 professionals ; and

WHEREAS, in response to the RFP the Authority received proposals ranging from \$181,700 to \$484,850 for such services; and

WHEREAS, staff and representatives of Mullica Township reviewed and evaluated the proposals and determined that the low bid omitted a critical component of the requested scope of services and deemed it unresponsive; and

WHEREAS, staff and representatives of Mullica Township determined that the second lowest submission from William McLees Architecture for an amount not to exceed \$218,900 was responsive; demonstrated the requisite experience and capabilities; and that the proposal was advantageous to the Authority and Mullica Township; and

WHEREAS, the aforesaid proposal provided for a proposed fee of \$28,400 for Phase 1 services, together with reimbursable expenses for all phases of services up to \$7,500, with Phase 1 services consisting of the preparation of a concept plan for the Project and a preliminary cost estimate in connection with the Project; and


WHEREAS, by resolution adopted on November 24th, 2020, the Board of Commissioners of the Atlantic County Improvement Authority authorized the execution of a Professional Services Agreement with William McLees Architecture for Phase 1 architectural services as described above for the sum of \$28,400.00 and reimbursable expenses up to \$7,500.00 for all phases of the Project; and

WHEREAS, Phase One has been substantially completed and it is anticipated that Mullica Township will complete its review and approval of the Concept Plan and Cost Estimate this month and authorize proceeding to Phase 2 which will consist of the final design and construction-ready project specifications; and

WHEREAS, in accordance with the aforementioned proposal, staff is requesting that the Board of Commissioners authorize Phase 2 for the amount of \$183,000.00 contingent on the approval and authorization of Mullica Township.

NOW, THEREFORE BE IT RESOLVED, that the Executive Director shall be and is hereby authorized to execute, on behalf of the Authority, an amendment to the agreement Agreement with William McLees Architecture for Phase 2 architectural services as described above for the sum of \$183,000.00; and

BE IT FURTHER RESOLVED, that the authorization and agreement provided for herein is expressly contingent upon the approval Mullica Township consistent herewith.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: March 11, 2021

ATLANTIC COUNTY IMPROVEMENT AUTHORITY

I, _____, Assistant Secretary of the Atlantic County Improvement Authority, State of New Jersey, do hereby certify that the foregoing is a correct and true copy of a resolution adopted by the Board at a meeting duly held on the 11th day of March, 2021.

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE PURCHASE OF CERTAIN GROUNDS SUPPLIES FROM
VARIOUS VENDORS FOR THE AUTHORITY'S GOLF COURSE OPERATIONS**

WHEREAS, the Atlantic County Improvement Authority (hereafter the "Authority"), is a political subdivision of the State of New Jersey and an instrumentality of the County of Atlantic, established pursuant to N.J.S.A. 40:37A-44 et seq.; and

WHEREAS, pursuant to N.J.S.A. 40:37A-54, the Authority is empowered to improve, further, and promote the tourist industries and recreational attractiveness of the County through the planning, acquisition, construction, improvement, management and operation of facilities for the recreation and entertainment of the public; and

WHEREAS, by previous resolutions adopted December 10th, 2020 the Board of Commissioners of the Atlantic County Improvement Authority authorized shared services agreements with Atlantic County and the City of Brigantine for the operation of the John F. Gaffney Green Tree Golf Course and the Links at Brigantine Golf Course, and

WHEREAS, under the agreements the Authority is responsible to maintain the grounds and turf quality to ensure that playing conditions meet certain standards; and

WHEREAS, in order to maintain the grounds according to standards it is necessary for the respective Golf Course Superintendents implement proper Turf Maintenance Plans which include programs for the application of certain pesticides, herbicides, fertilizer, grass seed and other grounds enhancement products; and

WHEREAS, the timing and quantities appropriate for each application is dependent on varying conditions such as temperature, rainfall, traffic, and other factors, making it difficult to predict ahead of time exactly when and how much of a specific item will be required; and

WHEREAS, on February 10th, 2021, the Authority issued a request for bids for grounds supplies which included the items anticipated or possible to be utilized for 2021-2022 requesting a per unit bid price; and

WHEREAS, on February 26th, 2021 the Authority received responses from twelve companies; and

WHEREAS, the Director of Golf Course Operations and the respective Superintendents reviewed the responses, evaluated any proposed substitutions and provided recommendations regarding the acceptability of substitutions; and

WHEREAS, the approved budget for each golf course contains a line item for Grounds Supplies as follows: Green Tree \$80,000.00 and Brigantine \$82,000.00.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners authorize the purchase of certain Grounds Supplies and Materials when and in quantities as needed throughout the year in accordance with the attached line item proposals and recommendations of the Golf Course Superintendents in amounts not to exceed \$80,000.00 for John F. Gaffney Green Tree Golf Course and \$82,000.00 for the Links at Brigantine.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: March 11th, 2021

ATLANTIC COUNTY IMPROVEMENT AUTHORITY

I, _____, Assistant Secretary of the Atlantic County Improvement Authority, State of New Jersey, do hereby certify that the foregoing is a correct and true copy of a resolution adopted by the Board at a meeting duly held on the 11th day of March 2021.

**RESOLUTION AUTHORIZING CERTAIN AMENDMENTS TO
THE PROFESSIONAL SERVICES AGREEMENT WITH
CLARKE CATON HINTZ FOR THE WILDWOOD
REDEVELOPMENT PROJECT**

WHEREAS, the Authority, is a political subdivision of the State of New Jersey and an instrumentality of Atlantic County, established pursuant to N.J.S.A. 40:37A-44 et seq.; and

WHEREAS, pursuant to N.J.S.A. 40A:37A-52 a purpose of the Authority is to plan, initiate and carry out redevelopment projects for the elimination, and for the prevention of the development or spread of blighted, deteriorated or deteriorating areas; and

WHEREAS, Cape May County has embarked on a Redevelopment Initiative to contribute to the funding of Redevelopment Projects advancing in Cape May County Municipalities and selected Wildwood as the Pilot activity; and

WHEREAS, the City of Wildwood has designated the entire City as an “area in need of rehabilitation” and contemplates designating certain areas as being “in need of redevelopment”; and

WHEREAS, as set forth within the County Improvement Authorities Law, an Authority can provide services to a beneficiary county in which there is no existing county improvement authority and Cape May County does not currently have a county improvement authority; and

WHEREAS, on March 14th, 2019, under the Uniform Shared Services Consolidation Act, N.J.S.A. 40A:65-1 *et. seq.*, the Board of Commissioners authorized the Executive Director to enter into a Shared Services Agreement with the County of Cape May and City of Wildwood in order to implement a plan of redevelopment for certain portions of the City to include the construction of residential and commercial buildings within the City (“Project”); and

WHEREAS, the scope of services to be provided by the Authority includes that the Authority act as the Redevelopment Entity and Project Manager for the purposes of planning and constructing said Project as well as providing other assistance from the Authority that will include assistance with arranging financing (issuance of bonds) and property management, all of which will be at the expense of the County of Cape May and the City of Wildwood; and

WHEREAS, in order to advance the project on October 10th, 2019 the Board of Commissioners authorized a Shared Services Agreement with the South Jersey Economic Development District to undertake a preliminary investigation to determine whether certain real property located within the City, inclusive of any and all streets, “paper” streets, private drives and right of ways (the “Study Area”) meets the criteria of an area in need of redevelopment set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, upon completion of the study the next step will be the creation of a Conceptual Redevelopment Plan; and

WHEREAS, by resolution adopted June 11th, 2020 the Board of Commissioners of the Atlantic County Improvement Authority authorized a Professional Services Agreement with Clarke Caton Hintz for the creation of Conceptual Redevelopment Plan for the Pacific Avenue Corridor in Wildwood for an amount not to exceed \$65,000.00; and

WHEREAS, during the course of the project, the implementation team consisting of Authority staff, Cape May County staff, Wildwood staff and the South Jersey Economic Development District determined that additional services are appropriate and necessary to assist in achieving the desired outcomes of the effort; and

WHEREAS, it was determined that the inclusion of areas that are adjacent to the Pacific Avenue corridor for residential redevelopment opportunities that lie outside of the initial scope of services should be included; and

WHEREAS, Clarke Caton and Hintz proposed increasing the scope of services to create a complete picture of these areas and a foundation for the development of redevelopment prototypes, zoning and design recommendations to include mapping existing land use in the expanded areas using existing available MODVI data and mapping existing lot sizes in the expanded areas at a cost of \$3,500.00, and

WHEREAS, the team also has requested as a next step in the process the preparation a Redevelopment Plan for the area that has been the subject of the redevelopment design study within the Pacific Avenue corridor; and

WHEREAS; Clarke Caton Hintz proposed a fee of \$26,400.00 for the additional scope of services that includes the preparation of the plan based on the requirements of N.J.S.A. 40A:12A-7 and the process as outlined in N.J.S.A. 40A:12A-6 that includes the following components: 1) The redevelopment process and authorization to prepare the redevelopment plan, 2) Redevelopment goals and objectives, 3) Relationship of the redevelopment plan's goals and objectives to the municipal and county master plans, and State plan, 4) Land use plan, 5) Affordable housing inclusion, as necessary, 6) Relationship of the redevelopment plan to the land development code, 7) Establishment of the redevelopment authority/entity for the project, 8) Process for selection of the redeveloper, 9) Process for creating the redevelopment agreement and its effect in the process, 10) Development regulations for the redevelopment area, 11) Performance and design standards for the redevelopment area, and 12) Development plan review and approval process; and

WHEREAS, the project team reviewed the two proposals and determined that they are reasonable and consistent with the initial proposal and recommends amending the agreement accordingly.

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Atlantic County Improvement Authority authorizes amendments to Professional Services Agreement with Clarke Caton Hintz in the amount of \$3,500.00 and \$26,400.00 in accordance with the recitations herein for a total amended agreement not to exceed \$94,900.00 upon final concurrence of Wildwood and Cape May County.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: March 11th, 2021

ATLANTIC COUNTY IMPROVEMENT AUTHORITY

I, _____, Assistant Secretary of the Atlantic County Improvement Authority, State of New Jersey, do hereby certify that the foregoing is a correct and true copy of a resolution adopted by the Board at a meeting duly held on the 11th day of March, 2021.