

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO RENEW THE
PROFESSIONAL SERVICES AGREEMENT WITH NEW VISTAS CORPORATION
FOR BUILDING MANAGEMENT SERVICES RELATED TO CAPE MAY TECH
VILLAGE**

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, the Township of Lower (Township) has designated a portion of Block 410.01, Lot 36, referred to as Retained Property #1, as an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-1, *et. seq.* ("Property"); and

WHEREAS, the County of Cape May has approached the Authority to act as Project Manager for the purposes of planning and constructing a commercial building on the Property; 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 June 14th, 2018 the Board of Commissioners authorized a shared services agreement with Cape May County for the Authority to act as Project Manager for the Project and to lease the building and sub-lease it to tenants for a ten year period upon completion; and

WHEREAS, the Authority retains the responsibilities for tenant management, rent and CAM collections, payment of bills and operating expenses, cleaning, pest control and trash removal for common and vacant area of the building; and

WHEREAS, on May 14, 2021 upon completion of the building the Board of Commissioners authorized an agreement with New Vistas Corporation to assist on a limited basis in executing our responsibilities related to:

- Setting up and maintaining an accounting system for management of the building
- Collection of rent and CAM charges
- Payment and disbursement of authorized bills
- Coordination of common area vendors
- Assist with the preparation of annual operating and capital budgets
- Establish and management of CAM charges
- Generating monthly financial reports
- Monitor appropriate insurance coverage; and

WHEREAS, the agreement provided a fee to New Vistas Corporation for the above scope for an amount of \$500/month, plus reimbursables capped at \$500 for the year terminating May 31, 2021; and


WHEREAS, New Vistas Corporations has been providing complete property management services to the Authority at both Cape May Tech Village and 600 Aviation Park Boulevard and staff is satisfied with their scope, demonstrated capacity and level of service; and

WHEREAS, New Vistas Corporation has proposed to renew the agreement under the same terms and conditions; and

WHEREAS, based on the first-hand experience with New Vistas as Property Manager at both Cape May Tech Village and 600 Aviation Research Boulevard, their demonstrated capabilities and proposed scope of services, staff is recommending the renewal of the agreement accordingly, and

WHEREAS, such services are classified as Professional Services pursuant to N.J.S.A. 40A:11-5 (1)(a)(i) and as such are exempt from the public bidding requirements of the New Jersey Local Public Contracts Law.

NOW, THEREFORE BE IT RESOLVED that the Executive Director is hereby authorized to renew the Professional Services agreement with New Vistas Corporation to provide the above scope for an amount of \$500/month, plus reimbursables capped at \$500 for the year through May 31, 2022.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: May 13th, 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 13th day of May, 2021

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SHARED
SERVICES AGREEMENT WITH ATLANTIC COUNTY FOR THE AUTHORITY TO
PROVIDE PROJECT MANAGEMENT SERVICES FOR THE CDBG FUNDED ADA
DOOR REPLACEMENT PROJECT AT THE ONE STOP CAREER CENTER**

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, the County requested the Authority to submit a proposal to serve as project manager relative to the procurement of a contractor to perform ADA renovations consisting of the replacement and installation of ADA compliant automated doors at the One Stop Career Center in Pleasantville, to manage the Public Bid Cycle and to provide oversight in the execution of the project in accordance with the County's specifications and the requirements of the Community Development Block Grant Program, hereafter the "Project"; and

WHEREAS, the Authority submitted a proposal on this date to enter into a Shared Service Agreement with the County to provide those specific services to fulfill the County's needs for the Project in an amount of \$2,500.00; and

WHEREAS, it is anticipated that the Board of Commissioners of Atlantic County will accept the proposal and authorize it by resolution in the near future; and

WHEREAS, this contract is classified as services provided between governmental agencies pursuant to N.J.S.A. 40A:11-5(2) and as such is exempt from the public bidding requirements of the New Jersey Local Public Contracts Law; and

WHEREAS, staff recommends to the Board of Commissioners of the Authority that the Authority provide these Project Management services in accordance with the proposal for an amount not to exceed \$2,500.00.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Atlantic County Improvement Authority that the Executive Director is authorized to execute a Shared Services Agreement with the County of Atlantic for the Authority to provide Project Management Services for the Project in accordance with the May 13th, 2021 proposal for an amount not to exceed \$2,500.00 upon approval of the Atlantic County Board of Commissioners.



Roy M. Foster, Chairman



Edwin G. Blake, Secretary

ADOPTED: May 13th, 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 13th, day of May 2021.

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT
WITH TRIAD ASSOCIATES FOR CONSULTING SERVICES RELATED TO SPECIFIC
GRANT PROGRAMS**

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 (a) the Atlantic County Improvement Authority is empowered to provide public facilities for use by any municipality in the County; and

WHEREAS, pursuant to N.J.S.A. 40:37A-54 (i) the Atlantic County Improvement Authority is empowered to provide financial and/or technical assistance for the rehabilitation of low and moderate income housing in Atlantic County; and

WHEREAS, pursuant to N.J.S.A. 40:37A-55 (k) the Atlantic County Improvement Authority is empowered to apply for and to accept gifts or grants of real or personal property, money, material, labor or supplies for the purposes of the authority from any governmental unit or person, and to make and perform agreements and contracts and to do any and all things necessary or useful and convenient in connection with the procuring, acceptance or disposition of such gifts or grants; and

WHEREAS, the County of Atlantic desires to utilize the services of a professional firm to identify and pursue Grant Opportunities for various County departments and County activities and who will provide assistance in Grant Writing, Grant Administration and Related Services; and

WHEREAS, as authorized by the Board of Commissioners on October 10th, 2019 the Board of Commissioners authorized a Shared Services Agreement with Atlantic County effective from September 1, 2019 through August 31, 2028, to administer their 2019 CDBG and HOME Grant funds from September 1, 2019 through August 31, 2028 for which services the County will pay the Authority \$1,887,756.00 of which \$310,540.00 are administrative fees and \$1,577,216.00 are project costs; and

WHEREAS, as authorized by the Board of Commissioners on April 9th, 2020 the Authority has executed a professional services agreement an agreement with Triad Associates as Consultant for the Community Development Block Program and the HOME Consortium Program for a total contract not to exceed \$37,800.00 for the period of January 1, 2020 to February 28, 2021, and

WHEREAS, Triad Associates has expertise, experience, and knowledge in the Grant identification and Grant writing services requested and demonstrated success obtaining Grant Awards for a wide variety of activities; and

WHEREAS, the County has requested that we amend our agreement with Triad to include the requested services for which they will reimburse the costs; and

WHEREAS, Triad's proposal to provide the requested services for an amount not to exceed \$35,000.00 was reviewed and accepted by the County, and

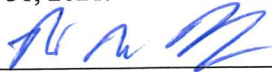
WHEREAS, by resolution adopted June 11th, 2020 the Board of Commissioners authorized an amendment to the Shared Services Agreement with the County accordingly; and

WHEREAS, by resolution adopted June 11th, 2020 the Board of Commissioners of the Atlantic County Improvement Authority authorized upon approval of the County an amendment to the Professional Services Agreement with Triad Associates for consulting services to include the aforementioned increased Scope of Services for an additional amount not to exceed \$35,000.00.

WHEREAS, the Authority desires to amend the Professional Services Agreement with Triad Associates to extend the expiration date through December 31, 2021; and

WHEREAS, such services are classified as Professional Services pursuant to N.J.S.A. 40A:11-5 (1)(a)(i) and as such are exempt from the public bidding requirements of the New Jersey Local Public Contracts Law.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Atlantic County Improvement Authority that the Executive Director is hereby authorized to amend the above referenced Professional Services Agreement with Triad Associates to extend the expiration date through December 31, 2021.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: May 13, 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 13th day of May 2021.

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO NEGOTIATE AND ENTER INTO AN AMENDMENT TO
THE SHARED SERVICES/PROJECT MANAGEMENT
AGREEMENT WITH THE CITY OF WILDWOOD AND COUNTY
OF CAPE MAY FOR THE PURPOSES OF IMPLEMENTING A
REDEVELOPMENT PLAN FOR THE CITY OF WILDWOOD TO
INCLUDE PHASES 3 AND 4**

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, 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, the County of Cape May is desirous of developing a project of partnering with municipalities, and in this instance the City of Wildwood as a pilot project, 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 has approached the Authority to potentially 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

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, The Uniform Shared Services Consolidation Act, N.J.S.A. 40 A:65-1 *et. seq.* authorizes such legal entities to enter into a shared services agreement with each other to contract a service which the parties to an agreement are empowered to render within a certain jurisdiction; and

WHEREAS, on March 14, 2019 the Board of Commissioners authorized a Shared Services Agreement ("SSA") with the County of Cape May and City of Wildwood for the aforesaid project; and

WHEREAS, The scope of services included in the SSA provided for reimbursement to the Authority through Phase 1 which consisted of Gaining Consensus on the Proposed Redevelopment Area, and Phase 2 which consisted of the development of Redevelopment Area Study, and contemplated that upon completion of those phases that the agreement would be amended to include project management fees

and a reimbursable schedule for Phase 3 consisting of the Redevelopment Area Study, and Phase 4, consisting of Implementation by the Authority as the Redevelopment Entity; and

WHEREAS, Phase 1 and phase 2 are complete and we are moving into the subsequent phases; and

WHEREAS, the participants determined that the inclusion of an additional area is appropriate and consistent with the objectives of the initiative; and

WHEREAS, the project team reviewed proposals from Clarke, Caton and Hintz ("CCH") for the purposes of developing the plan for phase 3 and including the additional area, and determined that they were reasonable and consistent with the initial proposal and recommended engaging CCH for that purpose in the amount of \$3,500.00 for the additional area and \$26,400.00 for the Redevelopment Area Plan; and

WHEREAS, as contemplated the Amendment to the agreement would consist of \$29,900 to cover the cost of the CCH contract above, plus an hourly fee including a multiplier to cover salary, fringe, authority costs and a contribution to overhead for ACIA staff participation in those next phases, and reimbursement for all other professional fees and external costs incurred; and

WHEREAS, it is anticipated that as part of the implementation plan the Authority as redevelopment entity would acquire certain properties for the purposes set forth in the plan and that the costs incurred in the acquisitions would be reimbursed by the County.

NOW, THEREFORE BE IT RESOLVED, that the Executive Director shall be and is hereby authorized, with the assistance of General Counsel, to negotiate and execute an amendment to the Shared Services agreement incorporating the above referenced terms and conditions with the assurances that the Authority is adequately compensated for its services.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: May 13, 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 13th day of May, 2021.

**RESOLUTION OF THE
ATLANTIC COUNTY IMPROVEMENT AUTHORITY
COMMENDING MR. JOHN R. AMSTRONG**

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, over the years Mr. John R. Armstrong has made a positive difference in the lives of many Atlantic County residents by virtue of the various positions he has held throughout his career including Mayor of Absecon and Administrator of Atlantic County Government; and

WHEREAS, Mr. Armstrong was appointed to the Board of Commissioners of the Atlantic County Improvement Authority on June 4, 2014 and re-appointed on June 18, 2019; and

WHEREAS, during his seven years, Mr. Armstrong has served as an effective and efficient member of this Board, providing support, guidance and valuable perspective based on his experience, knowledge, and insight, and

WHEREAS, Mr. Armstrong has elected to resign his position as Board Member effective May 14, 2021; and

WHEREAS, Mr. Armstrong's presence, guidance and friendship will be greatly missed by fellow Board members, staff, and counsel of the Atlantic County Improvement Authority; and

WHEREAS, the Board, staff and counsel deeply regret that they will no longer have the pleasure of working with Mr. Armstrong.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Atlantic County Improvement Authority, to extend its sincere thanks to Mr. John R. Armstrong for his years of commitment and service to the Atlantic County Improvement Authority and the residents of Atlantic County.



Roy Foster, Chairperson



Edwin Blake, Secretary

ADOPTED: May 13, 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 13th day of May, 2021.

Assistant Secretary