

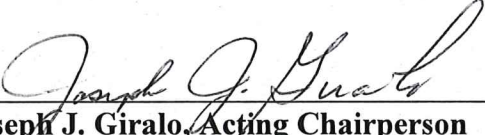
**RESOLUTION OF THE ATLANTIC  
COUNTY IMPROVEMENT AUTHORITY  
APPROVING THE EXPENDITURES CONTAINED IN THE  
FINANCIAL REPORT FOR NOVEMBER 2024**

**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 November 2024, 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 November 2024 are approved pursuant to N.J.A.C. 5:31-4.1(c).

  
\_\_\_\_\_  
**Joseph J. Giraldo, Acting Chairperson**

  
\_\_\_\_\_  
**Edwin G. Blake, Secretary**

**ADOPTED: January 16, 2025**

**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 16<sup>th</sup> day of January 2025.

\_\_\_\_\_  
Timothy D. Edmunds, Executive Director

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING CONTINUED PARTICIPATION IN THE ATLANTIC COUNTY JOINT  
INSURANCE COMMISSION AND EXECUTION OF OTHER REQUIRED ACTIONS**

**WHEREAS**, the Atlantic County Improvement Authority, the County of Atlantic and the Atlantic County Improvement Authority joined together to form an Insurance Commission (hereinafter the "Commission") for 2015 as permitted by N.J.S.A 40A: 10-35; and

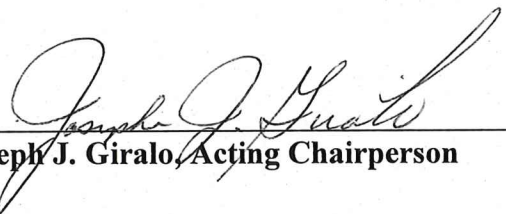
**WHEREAS**, the Authority opted to continue its participation for years 2016 through 2024; and

**WHEREAS**, the Authority's evaluations of the level of coverages, the proposed deductibles and the past history of claims, staff has determined that it is advantageous for the Authority to continue its participation in the Joint Insurance Fund Commission.

**WHEREAS**, the Joint Insurance Fund Commission provide the Authority with a preliminary 2025 assessment of \$126,728.00 in December of 2024; and

**WHEREAS**, the Joint Insurance Fund Commission adopted their budget on January 10, 2025 and assessed the Authority's obligation for \$126,728.00

**NOW THEREFORE, BE IT RESOLVED**, the Executive Director is authorized to accept the 2025 assessment of \$126,728.00 for continued participation in the Joint Insurance Fund

  
\_\_\_\_\_  
Joseph J. Giraldo, Acting Chairperson

  
\_\_\_\_\_  
Edwin Blake, Secretary

**ADOPTED: January 16, 2025**

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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 16<sup>th</sup> day of January 2025.

\_\_\_\_\_  
Timothy D. Edmunds, Executive Director

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT  
AUTHORITY ANNUAL AUDIT SERVICES FOR 2024, 2025 and 2026  
HOLMAN FRENIA ALLISON P.C.**

**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 Authority is required, under N.J.S.A. Local Authorities Fiscal Control Act 40A:5a-10, County Improvement Authority Law 40:37A-88 and N.J.S.A. Local Finance Board Rules 5:31 et seq., to submit an annual audit to the New Jersey Local Finance Board; and

**WHEREAS**, on August 15th, 2024, the Authority solicited proposals for auditing services, for up to three (3) years beginning with fiscal year 2024; and

**WHEREAS**, the requested scope of services called for an audit of the Authority’s financials as well as a separate audit for the Community Development Block Grant and Home Investment Partnership programs to comply with the requirements of the US Department of Housing and Urban Development (“HUD”); and

**WHEREAS**, on September 5th, 2024, the Authority received two (2) responses to that RFP; and

**WHEREAS**, two responses were received from Mercadien P.C, and Homan Frenia Allison, P.C (HFA).; and

**WHEREAS**, upon review of the proposals both firms were deemed qualified, capable and demonstrated the requisite experience to meet the required scope of services; and

**WHEREAS**, based on the proposed fee structure from each firm as summarized below:

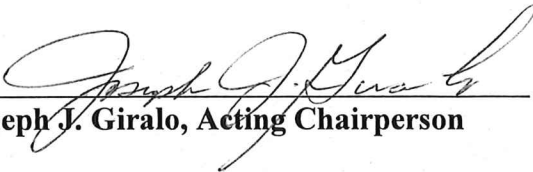
	<u>Mercadien</u>	<u>HFA</u>
<b>2024</b>	<b>\$50,000</b>	<b>\$42,050</b>
<b>2025</b>	<b>\$52,000</b>	<b>\$44,100</b>
<b>2026</b>	<b>\$54,000</b>	<b>\$46,300</b>

staff hereby recommends that the Board authorize the execution of a professional services agreement with the firm of HFA to perform the audit of the Authority’s 2024 financial records for \$42,050 and to further authorize the execution of two (2) additional one-year contractors for the 2025 and 2026 audits in accordance with the designated scope of services; 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 authorized to execute a professional services agreement with the firm of; HFA to perform the audit of the Authority’s 2024 financial

records for \$42,050 and to further authorize the execution of two (2) additional one-year contractors for the 2025 and 2026 audits in accordance with the designated scope of services.

  
\_\_\_\_\_  
**Joseph J. Giraldo, Acting Chairperson**

  
\_\_\_\_\_  
**Edwin G. Blake, Secretary**

**ADOPTED: January 16, 2025**

**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 16th day of January 2025.

\_\_\_\_\_  
Timothy D. Edmunds, Executive Director

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY  
PARTICIPANT'S RESOLUTION FOR LEAP IMPLEMENTATION GRANT  
WEB HOSTING, DESIGN- CONTENT MANAGEMENT SYSTEM**

**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 State of New Jersey has appropriated \$6 million for Shared Services and School District Consolidation Study and Implementation Grants to assist local units with the study, development, and implementation of new shared and regional services; and

**WHEREAS**, the Department of Community Affairs, Division of Local Government Services (DLGS) is tasked with administering these grant funds through the Local Efficiency Achievement Program (LEAP) to support costs associated with shared service implementation to ensure that meaningful, efficiency generating initiatives are not hindered by short term transitional expenses; and

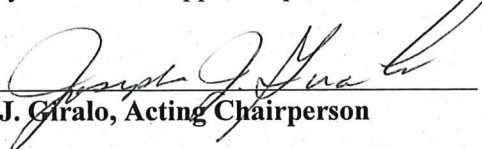
**WHEREAS**, Atlantic County government, acting as the lead entity, and Buena Borough, Borough of Folsom, City of Linwood, City of Northfield, City of Pleasantville, City of Somers Point and the Atlantic County Improvement Authority, as participating local units, propose to enter into a shared services agreement for web hosting and design based in a Content Management System, but face certain expenses associated with implementation that present a burden to the local units; and

**WHEREAS**, this shared services agreement will allow the participating units to utilize elements of Atlantic County government's existing Content Management System platform to manage content, enhance cybersecurity, meet ADA-compliance requirements, and promote greater citizen engagement for the benefit of residents and customers of each participating local unit; and

**WHEREAS**, the participants named above will continue to have their own independent website domain names, site search and SSL security certificates with a choice of design and development options in a Content Management System that will allow multiple contributors to create, edit and publish content; and

**WHEREAS**, as the lead agency in this effort, Atlantic County government has agreed to submit the application to DLGS on behalf of all participating units; and

**NOW, THEREFORE, BE IT RESOLVED** by the Governing Body of the Atlantic County Improvement Authority, that the Atlantic County Improvement Authority does hereby join with Atlantic County government and the participating units named above in applying for a LEAP Implementation Grant in the amount of \$86,207 over a 5-year term to support implementation of this shared service.

  
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Joseph J. Giraldo, Acting Chairperson

  
\_\_\_\_\_  
Edwin G. Blake, Secretary

**ADOPTED: January 16, 2025**

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 16<sup>th</sup> day of January 2025.

\_\_\_\_\_  
Timothy D. Edmunds, Executive Director

**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 9<sup>th</sup>, 2021, 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 December 2<sup>nd</sup>, 2024, the Authority issued a request for bids for grounds supplies which included the items anticipated or possible to be utilized for 2025-2026 requesting a per unit bid price; and

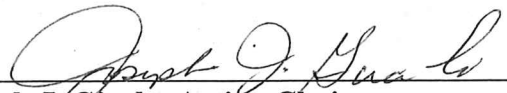
**WHEREAS**, on December 20<sup>th</sup>, 2024, the Authority received responses from nine companies; and

**WHEREAS**, the Director of Golf Course Operations and the Golf Course Superintendent 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 \$88,250.00 and Brigantine \$121,500.00.

**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 Superintendent in amounts not to exceed \$88,250.00 for John F. Gaffney Green Tree Golf Course and \$121,500.00 for the Links at Brigantine.

  
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**Joseph J. Giraldo, Acting Chairperson**

  
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**Edwin G. Blake, Secretary**

**ADOPTED: January 16, 2025**

**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 16<sup>th</sup> day of January 2025.

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**RESOLUTION OF THE ATLANTIC IMPROVEMENT AUTHORITY  
AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE  
INTER-AGENCY AGREEMENT WITH ATLANTIC COUNTY  
ECONOMIC ALLIANCE CONCERNING CONSTRUCTION OF  
BUILDING #2 AT THE NATIONAL AEROSPACE RESEARCH AND  
TECHNOLOGY PARK**

**WHEREAS**, the Atlantic County Improvement Authority (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 Authority has determined to undertake the development of the first building in the National Aerospace Research and Technology Park (the “Aviation Park Project”) identified as Building #2; and

**WHEREAS**, the NARTP, the ACEA and the Authority are working cooperatively to facilitate the development of the Park; and

**WHEREAS**, the Board of Commissioners of the Atlantic County Improvement on September 26, 2024 authorized execution of a contract with TN Ward for the construction of Building #2 at NARTP in the amount \$14,317,567 plus a contingency fund of \$718,878; and

**WHEREAS**, in the interest of expeditiously advancing the project the ACEA has been awarded funds from the State of New Jersey and has agreed to provide up to \$4.5 million towards the soft costs and construction to the Authority including our administrative and project management fees; and

**WHEREAS**, the Board of Commissioners of the Atlantic County Improvement Authority, authorized the Executive Director to execute an inter-agency agreement with the Atlantic County Economic Alliance in the amount of \$19,500.00 to cover the cost of the procurement of Professional Architectural through project initiation and bidding phases for Building 2 at the National Aerospace research and Technology Park; and

**WHEREAS**, the Authority proposed to ACEA to provide Project Management Services to oversee Building #2 construction and closeout phases for a fee of 1 ½ % of the construction cost (\$225,501)

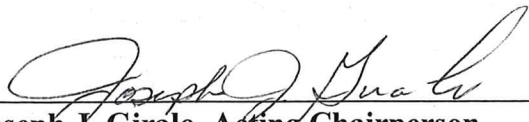
**WHEREAS**, it is contemplated that the agreement will be amended to cover the actual cost of construction of Building #2 and Project Management fees.

**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 contract with Fred M. Schiavone Construction, Inc. for infrastructure improvements to support Building #2 at the National Aerospace Research and Technology Park for an amount not to exceed \$1,135,393.27

**NOW THEREFORE, BE IT RESOLVED**, that the Executive Director is authorized to amend an Inter-agency Agreement with the Atlantic County Economic Alliance to include the cost



of hiring Fred M. Schiavone Construction, Inc. in the amount of \$15,033,445.00 and to include the Authority's project management fee of \$225,501 for construction of Building #2 at NARTP.

  
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Joseph J. Giraldo, Acting Chairperson

  
\_\_\_\_\_  
Edwin G. Blake, Secretary

**ADOPTED: January 16<sup>th</sup>, 2025**

**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 16<sup>th</sup> day of January 2025.

\_\_\_\_\_  
Timothy D. Edmunds, Executive Director

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SHARED SERVICES PROJECT MANAGEMENT AGREEMENT WITH THE MAINLAND REGIONAL SCHOOL DISTRICT IN THE AMOUNT OF \$12,000.00 REGARDING IMPROVEMENTS TO MAINLAND REGIONAL HIGH SCHOOL**

**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. 40:37A-54 a purpose of the Authority is to plan, initiate and carry out construction projects within the County for public facilities to be utilized for governmental purposes and use; and

**WHEREAS**, the Mainland Regional School District (MRSD) has requested a proposal from the Authority to provide Owner's Representative and Project Management services for improvements to Mainland Regional High School (**the "Project"**); and

**WHEREAS**, the services and scope proposed by the Authority are based on discussions regarding the Project and our anticipation that the time spent will consist of on-site presence, off site availability and reporting and administrative functions, and will be split primarily between our Director of Projects and Engineering, a Project Manager, and to a lesser extent some additional time will be required of our administrative staff; and

**WHEREAS**, the Authority submitted a proposal to oversee the professionals and contractor in accordance with the MRSD's schedule, budget, and project priorities; and

**WHEREAS**, the Authority will further serve as the liaison, advise the MRSD and act on their behalf to ensure the successful completion of the Project and that the MRSD's interests are represented in every decision in each phase of development; and

**WHEREAS**, the Authority proposed to MRSD Project Management services beginning with Project Initiation Phase through Bid Phase whereby the Authority will hold a Professional Services Agreement with an Architect for design of improvements and the Agreement will be amended to include the cost of the Architect; and

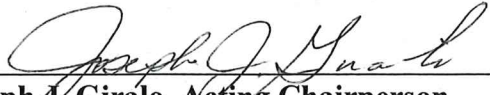
**WHEREAS**, the Authority proposed to provide such services in an amount not to exceed \$12,000.00; and

**WHEREAS**, the Board of Education of MRSD took formal action on the proposal on December 16th, 2024; 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.

**NOW, THEREFORE BE IT RESOLVED**, the Board of Commissioners of the Atlantic County Improvement Authority hereby authorize the Executive Director to execute a Shared

Services Agreement with the MRSD to provide Owner's Representative and Project Management Services for improvements to the Mainland Regional High School in the amount of \$12,000.00.



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**Joseph J. Giraldo, Acting Chairperson**



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**Edwin G. Blake, Secretary**

**ADOPTED: January 16, 2025**

**ATLANTIC COUNTY IMPROVEMENT AUTHORITY**

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Timothy D. Edmunds, Executive Director

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT WITH  
MULLICA TOWNSHIP TO ADMINISTER LOCAL FUNDS FOR HOUSING  
REHABILITATION ACTIVITIES**

**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**, 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**, the Authority has demonstrated expertise and capacity administering housing rehabilitation programs on behalf of certain municipalities and complying with grant requirements for municipal funds and recaptured funds from various state and federal sources; and

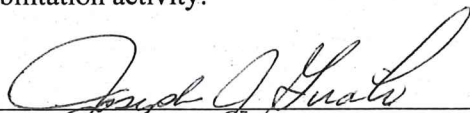
**WHEREAS**, the Authority proposed to execute housing rehabilitation programs on behalf of Mullica Township with municipal funds in accordance with the guidelines established in the Atlantic County Improvement Authority’s Housing Rehabilitation Manual; and

**WHEREAS**, for the last three years the Atlantic County municipalities of Absecon, Brigantine, Buena Borough, Buena Vista Township, Corbin City, Egg Harbor City, Egg Harbor Township, Estell Manor, Folsom Borough, Galloway Township, Hamilton Township, Hammonton, Northfield, Somers Point, Ventnor and Weymouth, hereafter the “Municipalities”, have engaged the Authority to administer those for the rehabilitation of homes for income eligible owner occupied households within their respective communities; and

**WHEREAS**, the Authority shall be reimbursed 15% of the total rehabilitation cost for administering the Housing Rehabilitation Program; and

**WHEREAS**, these contracts are classified as services provided between governmental agencies pursuant to N.J.S.A.40:A:11-5(2) 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 enter into an agreement with Mullica Township to undertake housing rehabilitation programs with recaptured and other municipal funds for the period of August 28, 2024 to June 30<sup>th</sup>, 2029 in accordance with the following fee structure 15% of the total rehabilitation cost payable to the authority at the completion of each individual rehabilitation activity.

  
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**Joseph J. Giraldo, Acting Chairperson**

  
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**Edwin G. Blake, Secretary**

**ADOPTED: January 16, 2025**

**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 16<sup>th</sup> day of January 2025.

\_\_\_\_\_  
**Timothy D. Edmunds, Executive Director**