

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT
AUTHORITY AUTHORIZING A SHARED SERVICES AGREEMENT
WITH ATLANTIC CITY FOR SERVICES RELATED TO THE CIT WIDE
DEMOLITION PROGRAM**

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 existence of substandard and dilapidated structures is in need of demolition contribute to a diminished perception of the City, discourages investment in the entire region and its weakens the desirability of the area as a tourist destination; and

WHEREAS, from 2015 to 2017 the Authority provided Program Administration and Project Management services to the City of Atlantic City for their Demolition Program through a Shared Services Agreement; and

WHEREAS; sometime in 2018 the City determined that it may be more efficient for them to run the program in house and did not renew the agreement with the Authority; and

WHEREAS, in 2019 the City’s Director of Licensing and Inspections reached out to the Authority and requested a proposal for us to again provide Program Administration and Project Management services for the program; and

WHEREAS, the Authority proposed that for Phase 1 under a shared service agreement with the City, the Authority establish a pool of qualified demolition contractors for emergency demolitions up front and then as individual emergent properties are identified and cleared for demolition by the City the Authority would solicit quotes from the pool, award to the lowest respondent and oversee the work of the contractor; and

WHEREAS, the Authority further proposed that for Phase 2, non-emergent demolitions, the Authority will bid them each individually and oversee the work of the contractor; and

WHEREAS, Phase 2 includes the procurement process for specific projects as they are released by the City for demolition, receipt and review of the bid submissions, the award to the lowest responsible bidder and ongoing monitoring of the project for compliance with the specifications through to closeout billed on an hourly basis and cost reimbursement in accordance with the proposal; and

WHEREAS, approved by the Board of Commissioners on November 14th, 2019 the Authority executed a shared services agreement with the City set to expire on January 21st, 2021 for the program; and

WHEREAS, the Board of Commissioners have consistently authorized renewal of the shared services agreement with the City since 2021 and the currently agreement is set to expire on April 6th, 2025; and

WHEREAS, the City has requested that the agreement be renewed with the same scope of services; and

WHEREAS, the fee proposed by the Authority and accepted by the City for phase 1 - the establishment of the pool of qualified contractors is \$4000.00, and the fee proposed for phase 2 – project management is a not-to-exceed amount of \$36,000 based on actual hours for a total amount not-to-exceed \$40,000.00; 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 subcontract a service which the parties to an agreement are empowered to render within a certain jurisdiction.

NOW, THEREFORE BE IT RESOLVED, that the Executive Director is hereby authorized to enter into a shared service agreement with Atlantic City for services related to the City-Wide Demolition Program for an amount not to exceed \$40,000 in accordance with the proposal.



Roy M. Foster, Chairperson

Rev. Dr. Milton L. Hendricks
Rev. Dr. Milton L. Hendricks (Mar 19, 2025 11:01 EDT)

Rev. Milton Hendricks, Assistant Secretary

ADOPTED: March 13, 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 13th day of March 2025.

Timothy D. Edmunds, Executive Director

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT
AUTHORITY TO APPOINT A POOL OF DEMOLITION
CONTRACTORS**

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, by resolution adopted previously on this day, the Board of Commissioners of the Atlantic County Improvement Authority authorized a shared services agreement with Atlantic City for the Authority to provide project management services for the City Wide Demolition program; and

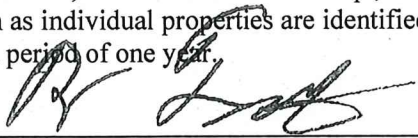
WHEREAS; during the course of the program it is anticipated that certain individual properties will be identified as imminent hazards by the City's Code Official and that the structure requires immediate demolition for the health, safety and welfare of the community; and

WHEREAS, the Authority proposed that for Phase 1 under the shared service agreement with the City, that the Authority establish a pool of qualified demolition contractors for emergency demolitions up front and then as individual emergent properties are identified and cleared for demolition by the City the Authority would solicit quotes from the pool, award to the lowest respondent and oversee the work of the contractor; and

WHEREAS, the Authority issued a request for qualifications (RFQ) for demolition contractors for participation in a pool and on February 28, 2025 the Authority received responses from ten (10) demolition contractors, Iaconelli Contracting Inc., Caravella Demolition, American Demolition, Winzinger Inc., and Neri's Construction and Rental Inc., Ricco Construction Corp., Ambient, SJ Hauk, LLC, and Manafort Brothers, Inc.; and

WHEREAS, upon review staff determined that all ten (10) respondents are qualified for demolition work and ranked each one based on overall experience and the Authority's direct experience with and recommends that they all be appointed to the pool.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Atlantic County Improvement Authority hereby approving the appointment of a pool consisting of, Iaconelli Contracting Inc., Caravella Demolition, American Demolition, Winzinger Inc., Neri's Construction and Rental Inc., Ricco Construction Corp., Ambient, Inc., SJ Hauk, LLC and Manafort Brothers, Inc. to draw upon as individual properties are identified and cleared for demolition in emergency situations by the City for a period of one year.



Roy M. Foster, Chair

Rev. Dr. Milton L. Hendricks
Rev. Dr. Milton L. Hendricks (Mar 19, 2025 11:01 EDT)

Rev. Milton Hendricks, Assistant Secretary

ADOPTED: March 13, 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 13th day of March 2025.

Timothy D. Edmunds, Executive Director

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT
WITH AMBIENT FOR THE DEMOLITION OF 404 N. OHIO AVENUE IN
ATLANTIC CITY**

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, by previous resolution adopted on his date, the Board of Commissioners authorized an extension of the shared service agreement with Atlantic City (hereafter the “City”) for the Authority to provide Project Management services related to the City-Wide Demolition Program; and

WHEREAS, the City of Atlantic City Bureau of Licensing has determined that the residential structure located at 404 N. Ohio Avenue, Block 498 , Lot 5 is in violation of the Uniform Construction code as an unsafe structure, Chapter 104 of the City Code entitled: Buildings Abandoned and Chapter 108 of the City code entitled: Buildings Unfit and is an Imminent Hazard; and

WHEREAS, both the uniform Construction Code and Chapter 108 of the City Code provide for the demolition of the structure as a remedy to the violations; and

WHEREAS, based on that determination the City requested that the Authority proceed with the demolition of the property in accordance with the above referenced agreement; and

WHEREAS, on February 19, 2025, the Authority received responses to its solicitation for the demolition of the property and four (4) bids were received with fees ranging from a low of \$49,500 submitted by Ambient to a high of \$105,600 submitted by Caravella Demolition; and

WHEREAS, staff and the City reviewed the Ambient’s response, and determined Ambient is responsive and demonstrates the requisite capabilities; and

WHEREAS, staff recommends that the Authority proceed with the execution of an agreement with Ambient for an amount not-to exceed \$49,500 in accordance with their bid submission.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Atlantic County Improvement Authority that the Executive Director is authorized to execute an agreement with Ambient for an amount not-to exceed \$49,500 for the Demolition of the residential structure located at 404 N. Ohio Avenue, Block 498, Lot 5.



Roy M. Foster, Chairperson

Rev. Dr. Milton L. Hendricks
Rev. Dr. Milton L. Hendricks (Mar 19, 2025 11:01 EDT)

Rev. Milton Hendricks, Assistant Secretary

ADOPTED: March 13, 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 13th day of March 2025.

Timothy D. Edmunds, Executive Director

RESOLUTION AUTHORIZING AN AMENDMENT TO THE SHARED SERVICES AGREEMENT WITH THE CAPE MAY COUNTY TECHNICAL SCHOOL DISTRICT FOR THE AUTHORITY TO PROVIDE OWNER'S REPRESENTATION AND CONSTRUCTION PROJECT MANAGEMENT SERVICES FOR THE BOATHOUSE PORTION OF THE TECHNICAL SCHOOL CTE EXPANSION PROJECT

WHEREAS, the Atlantic County Improvement Authority ("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 Cape May County Technical School District (CMCTSD) is advancing the construction of the second phase of construction of the Technical School CTE Expansion; and

WHEREAS, CMCTSD is aware of Authority's past project experiences at the Atlantic County Institute of Technology (ACIT); and

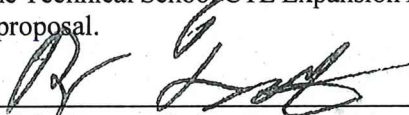
WHEREAS, based on those previous experiences, successful completion of projects and ACIT's satisfaction with the services provided, CMCTSD requested that the Authority submit a proposal to provide Owners Representative and Construction Project Management Services for the Boathouse portion of the Technical School CTE Expansion project; and

WHEREAS, on January 6th 2025 the Authority submitted a proposal to provide the requested services outlining the scope of services to be provided and a fee proposal in an amount not to exceed \$50,000.00 based on the estimated construction period and post construction services; and

WHEREAS; the Board of Education of the Special Services School District and the Technical School District of the County of Cape May approved the proposal and authorized an agreement accordingly at its February 23rd 2025 Board meeting; and

WHEREAS, the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1 et seq., specifically authorizes governmental entities to enter into Shared Services Agreements.

NOW, THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Atlantic County Improvement Authority that the Executive Director is hereby authorized to execute a Shared Services Agreement with the Cape May County Technical School District for the Authority to provide to provide Owners Representative and Construction Project Management Services for the Boathouse portion of the Technical School CTE Expansion Project for an amount not to exceed \$50,000.00 in accordance with the proposal.



Roy M. Foster, Chairperson

Rev. Dr. Milton L. Hendricks
Rev. Dr. Milton L. Hendricks (Mar 19, 2025 11:01 EDT)

Rev. Milton Hendricks, Assistant Secretary

ADOPTED: March 13, 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 13th day of March 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, the Board of Education of MRSD (B.O.E.) is desirous of ACIA to retain the B.O.E.'s architect of record Spiezle Architectural Group to perform a Facility Assessment; and

WHEREAS, on February 10th Spiezle Architectural Group submitted to the Authority a proposal in the amount \$23,700 to perform a Facility Assessment

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 amend a Shared Services Agreement with the MRSD to include a Facility Assessment by Spiezle Architectural Group in the amount of \$23,700.00 for new total agreement amount of \$35,700.

NOW, BE IT FURTHER RESOLVED, the Board of Commissioners of the Atlantic County Improvement Authority hereby authorize the Executive Director to execute an agreement with the Spiezle Architectural Group in the amount of \$23,700.



Roy M. Foster, Chairperson

Rev. Dr. Milton L. Hendricks
Rev. Dr. Milton L. Hendricks (Mar 19, 2025 11:01 EDT)

Rev. Milton Hendricks, Assistant Secretary

ADOPTED: March 13, 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 13th day of March 2025.

Timothy D. Edmunds, Executive Director

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT
AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR AND
AUTHORITY COMPTROLLER TO RENAME THE OCEAN FIRST
ACCOUNT ENDING IN #0774 NAMED SOMERS POINT AFFORDABLE
HOUSING TO SMALL CITIES REHAB**

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, on August 8th, 2024, the Board of Commissioners authorized the Executive Director is to terminate a Shared Services Agreement with the City of Somers Point for \$198,816 to implement the activities in accordance with their Affordable Housing Trust Fund Amended Spending Plan, the Authority's Housing Rehabilitation Manual and the proposed Scope of Services, and return remaining funds to Somers Point; and

WHEREAS, the remaining funds were held in an account ending 0774 with Ocean First and rather than close the account it is requested to rename the account to Small Cities Rehab.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Atlantic County Improvement Authority that the Executive Director and Authority Comptroller are authorized to rename ~~Ocean First~~ account ending 0774 to Small Cities Rehab.



Roy M. Foster, Chairperson

Rev. Dr. Milton L. Hendricks
Rev. Dr. Milton L. Hendricks (Mar 19, 2025 11:01 EDT)

Rev. Milton Hendricks, Assistant Secretary

ADOPTED: March 13, 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 13th day of March 2025.

Timothy D. Edmunds, Executive Director

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT
AUTHORITY AMENDING THE ANNUAL AUDIT SERVICES FOR 2021
AND 2022 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, 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.

WHEREAS, the Board of Commissioners of the Atlantic County Improvement Authority authorized the Executive Director to execute a Professional Services Agreement with Holman-Frenia-Allison. P.C. (HFA) to perform an accounting audits for 2021 and 2022 for amounts not to exceed \$61,750.00 and \$37,500.00 respectively; and

WHEREAS, Holman-Frenia-Allison, P.C. identified several double posted revenues and expenditures resulting from software transitioning in 2021, re-occurring issues in 2022 and increased grant activity requiring extra time by HFA; and

WHEREAS, HFA incurred additional time on the 2021 and 2022 audits totaling \$70,262.50, but negotiated with Authority staff a 55% discount for a new total of \$31,618.31.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Atlantic County Improvement Authority that the Executive Director is authorized to amend a Professional Services Agreement with Holman-Frenia-Allison. P.C. to perform audits for 2021 and 2022 for an amount not to exceed \$31,618.31.



Roy M. Foster, Chairperson

Rev. Dr. Milton L. Hendricks
Rev. Dr. Milton L. Hendricks (Mar 19, 2025 11:01 EDT)

Rev. Milton Hendricks, Assistant Secretary

ADOPTED: March 13, 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 13th, day of March 2025.

Timothy D. Edmunds, Executive Director

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT
AUTHORITY TO ADJOURN TO EXECUTIVE SESSION FOR THE
PURPOSES SET FORTH HEREIN**

WHEREAS, the Atlantic County Improvement Authority (hereinafter referred to as 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 subject to the requirements of the Open Public Meetings Act (hereinafter referred to as the "Act"), N.J.S.A. 10:4-6 et. seq.; and

WHEREAS, pursuant to N.J.S.A. 10:4-12 there are certain exceptions to the Act and which provide for closed executive sessions to discuss such matters so exempt.

NOW, THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Authority that this meeting be adjourned to an executive session to discuss the following matter(s) which is/are exempt from public discussion pursuant to the New Jersey Open Public Meetings Law:

(Choose from the list below, according to the matters to be discussed)

1. A matter which, by express provision of Federal Law or State statute or rule of court shall be rendered **CONFIDENTIAL**.
2. A matter that, the disclosure of constitutes an unwarranted invasion of **INDIVIDUAL PRIVACY**.
3. The **PURCHASE, LEASE OR ACQUISITION OF REAL PROPERTY**
4. Pending or anticipated **LITIGATION AND ATTORNEY – CLIENT PRIVILEGE**
5. **PERSONNEL MATTERS**

BE IT FURTHER RESOLVED that the governing body will reconvene in public session and confirm the results of the executive session if there is a majority consensus for action to be taken at this time.



Roy M. Foster, Chairperson

Rev. Dr. Milton L. Hendricks
Rev. Dr. Milton L. Hendricks (Mar 19, 2025 11:31 EDT)

Rev. Milton Hendricks, Assistant Secretary

ADOPTED: March 13, 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 13th day of March 2025

Timothy D. Edmunds, Executive Director

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT
AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO
EXECUTE A CONTRACT WITH MCANDREW VUOTTO LLC AT LAW
TO SERVE AS THE AUTHORITY'S SPECIAL LITIGATION COUNSEL**

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 has the right, pursuant to said Act, to hire legal counsel for its essential purposes; and

WHEREAS, the Authority may be in need of legal counsel specializing in insurance coverage issues; and

WHEREAS, Administration and General Counsel of the Authority has identified such specialized legal counsel and, more specifically, Robert W. McAndres, Esq. of the firm of McAndrew Vuotto LLC of Morristown, New Jersey; and

WHEREAS, Mr. McAndrew has been contacted by General Counsel for the Authority and has expressed interest is assisting the Authority in the capacity of Special Counsel and further has submitted a proposal for such services; and

WHEREAS, Administration and General Counsel of the Authority has recommended that, if necessary, Mr. McAndrew be retained for this specialized purpose.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Atlantic County Improvement Authority that the Executive Director is authorized, if necessary, to execute a contract with Robert W. McAndrew, Esq. of McAndrew Vuotto LLC to serve as Special Counsel to the Authority at an hourly rate not to exceed \$500 per hour and a gross contract not to exceed \$25,000.00.



Roy M. Foster, Chairman

Rev. Dr. Milton L. Hendricks
Rev. Dr. Milton L. Hendricks (Mar 19, 2025 11:01 EDT)

Rev. Milton Hendricks, Assistant Secretary

ADOPTED: March 13, 2025

ATLANTIC COUNTY IMPROVEMENT AUTHORITY

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Timothy D. Edmunds, Executive Director