

**RESOLUTION OF THE ATLANTIC
COUNTY IMPROVEMENT AUTHORITY
APPROVING THE EXPENDITURES CONTAINED IN THE
FINANCIAL REPORT FOR JUNE 2025**

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 June 2025, 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 June 2025, are approved pursuant to N.J.A.C. 5:31-4.1(c).



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: August 14, 2025

ATLANTIC COUNTY IMPROVEMENT AUTHORITY

I, Timothy D. Edmunds, P.E., Executive Director, 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 14th day of August 2025.

Timothy D. Edmunds, Executive Director

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO
SHARED SERVICES AGREEMENTS WITH ATLANTIC COUNTY, FOR THE
COUNTY TO PROVIDE WEB HOSTING AND ALLOW ACCESS TO THE COUNTY'S
CONTENT MANAGEMENT SYSTEMS PLATFORM.**

WHEREAS, the County received a LEAP Implementation Grant in the amount of \$73,891.00, from the New Jersey Department of Community Affairs; and

WHEREAS, LEAP Implementation Grants exist 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, the County desires to provide web design and hosting services with access to elements of the County's Content Management Systems (CMS) platform for the redesign of the Atlantic County Improvement Authority's website to enhance cybersecurity and meet ADA compliance criteria; and

WHEREAS, in addition to the LEAP Grant provided to the County, the Atlantic County Improvement Authority will pay \$7,541.71, over the five (5) year term of the Agreements; and

WHEREAS, the Authority now desires to enter into shared services agreements with the County to provide this service, contingent upon the County's approval of the same on August 12th, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Atlantic County Improvement Authority that:

1. The Executive Director is hereby authorized to enter into a shared services Agreement with the County, as set forth herein, for the term commencing from September 15, 2025, and terminating September 15, 2030, with the Atlantic County Improvement Authority paying \$7,541.71 over the five (5) year term.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: August 14, 2025

ATLANTIC COUNTY IMPROVEMENT AUTHORITY

I, Timothy D. Edmunds, P.E., Executive Director, 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 14th day of August 2025.

Timothy D. Edmunds, Executive Director

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A
SHARED SERVICES PROJECT MANAGMENT AGREEMENT WITH THE
MAINLAND REGIONAL SCHOOL DISTRICT IN THE AMOUNT OF \$572,200.00
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 Phase I architectural and engineering design services; and

WHEREAS, on July 17th Spiezle Architectural Group submitted to the Authority a proposal in the amount \$572,200.00 to perform Phase I architectural and engineering design services

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 Phase I architectural and engineering design services by Spiezle Architectural Group in the amount of \$572,200.00 for new total agreement amount of \$607,900.00.

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 \$572,200.00.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: August 14, 2025

ATLANTIC COUNTY IMPROVEMENT AUTHORITY

I, Timothy D. Edmunds, P.E., Executive Director, 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 14th day of August 2025.

Timothy D. Edmunds, Executive Director

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND A
SHARED SERVICES AGREEMENT WITH THE CITY OF PLEASANTVILLE FOR
THE REHABILITATION OF PROPERTIES IN ACCORDANCE WITH THE
ABANDONED PROPERTIES REHABILITATION ACT**

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 redevelopment projects for the elimination, and for the prevention of the development or spread of blighted, deteriorated or deteriorating areas and also to assist local governmental entities in the construction of public facilities; and

WHEREAS, the City of Pleasantville ("City") is a municipal corporation of the State of New Jersey with offices located at 18 North 1st Street, Pleasantville, New Jersey 08232; and

WHEREAS, the City is desirous of renovating an existing warehouse located at 121 W. Park Avenue, Pleasantville, New Jersey 08232, ("Project") so as construct and create a Senior Multi-Purpose Center; and

WHEREAS, the Authority was requested by the City to submit a proposal to provide project management services regarding the Project in the amount of \$12,000 and the City has reviewed and accepted said proposal by Resolution dated July 7, 2025; and

WHEREAS, on July 10, 2025 the Board of the Authority authorized the Executive Director to execute a Shared Services Agreement with the City of Pleasantville to provide Project Management Services; and

WHEREAS, the Authority requested quotes from nine (9) firms and no quotes for construction management but received two (2) quotes from The Design Collaborative in the amount of \$345,400 and William Mclees Architecture in the amount of \$242,200 for architectural services; and Authority staff, having reviewed both proposals recommends awarding a contract to William Mclees Architecture in the amount of \$242,200.00, and to amend the Shared Services Agreement accordingly

WHEREAS, Authority staff, having reviewed both proposals recommends awarding a contract to William Mclees Architecture in the amount of \$242,200.00, and to amend the Shared Services Agreement accordingly.

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 City of Pleasantville to include architectural services by William Mclees Architecture in the amount of \$242,200.00 for new total agreement amount of \$254,200.00.

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 William Mclees Architecture in the amount of \$242,200.00.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: August 14, 2025

ATLANTIC COUNTY IMPROVEMENT AUTHORITY

I, Timothy D. Edmunds, P.E., Executive Director, 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 14th day of August 2025.

Timothy D. Edmunds, Executive Director

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY AMENDING
AN AGREEMENT TO IMPLEMENT THE 2025 HOME REHAB AND FAÇADE PROGRAM
WITH THE INLET COMMUNITY DEVELOPMENT CORPORATION**

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 undertake the necessary measures in the planning, initiating and carrying out redevelopment projects for the elimination, and for the prevention of the development or spread of blighted, deteriorated or deteriorating areas; and to provide assistance and take such other measures so as to provide decent, safe and sanitary dwelling units for persons of low and moderate income residents; 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 to promote the overall economic development and redevelopment of the area which it serves; and

WHEREAS, the Inlet Community Development Corporation (CDC) is one of four neighborhood Community Development Corporations (CDC's) established in the City of Atlantic City. Each CDC has a NJDCA approved plan, an established board and organizational sponsor with the capacity to support the CDC. The Inlet CDC has successfully secured NJDCA Neighborhood Revitalization Tax Credits to fund the homeowner façade program that is subject of this Agreement; and

WHEREAS, the Inlet CDC wishes to enter into an agreement to have ACIA manage the Inlet Home Rehab and Facade Program. The Inlet CDC will provide a grants up to \$25,000.00 each for homeowner rehab and façade improvements to seven (7) residential properties in addition to the Authority's financing of up to \$25,000 for home rehabilitation; and

WHEREAS, The ACIA will provide project management services for Inlet Homeowner Facade Program in the same manner that is oversees with our home rehabilitation program. The same agreements will be used including the ACIA/Homeowner Agreement and Homeowner/Contractor Agreement. The Inlet CDC shall pay the ACIA \$5,000.00 for each façade improvement and rehabilitation. The Inlet CDC shall be responsible for promoting this program and providing grant funds to ACIA upon completion of each façade project.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Atlantic County Improvement Authority that the Executive Director is authorized to amend an Agreement between the Inlet CDC and the ACIA.



Roy M. Foster, Chairman



Edwin G. Blake, Secretary

ADOPTED: August 14th, 2025

ATLANTIC COUNTY IMPROVEMENT AUTHORITY

I, Timothy D. Edmunds, P.E., Executive Director, 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 14th day of August 2025.

Timothy D. Edmunds, Executive Director

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING AN AMENDMENT TO AN AGREEMENT TO ADMINISTER A
PROGRAM TO ASSIST HOME BUYERS WITHIN THE INLET COMMUNITY
DEVELOPMENT CORPORATION TARGET AREA**

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 undertake the necessary measures in the planning, initiating and carrying out redevelopment projects for the elimination, and for the prevention of the development or spread of blighted, deteriorated or deteriorating areas; and to provide assistance and take such other measures so as to provide decent, safe and sanitary dwelling units for persons of low and moderate income residents; 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 to promote the overall economic development and redevelopment of the area which it serves; and

WHEREAS, the Inlet Community Development Corporation (CDC) is one of four neighborhood CDC's established in the City of Atlantic City. Each CDC has a NJDCA approved plan, an established board and organizational sponsor with the capacity to support the CDC. The Inlet CDC has successfully secured NJDCA Neighborhood Revitalization Tax Credits to fund the housing rehabilitation that is subject of this MOU; and

WHEREAS, the ACIA administers various programs designed to enhance the economic strength and quality of life of the residents of Atlantic County and its communities, by assisting in the provision of public and community facilities and housing; and

WHEREAS, the ACIA successfully administers various housing assistance programs, including a Home Investment Partnership Program (HOME), a HUD 108 Loan Program and a Community Development Block Grant Program (CDBG); and

WHEREAS, programs administered by the ACIA through HOME include Owner Occupied Housing Rehabilitation Program, the Atlantic County Homebuyers Program, the Atlantic City Down Payment Assistance Program; and

WHEREAS, September 14, 2023 the Board of Commissioners of the Atlantic County Improvement Authority authorized the Executive Director to execute an agreement with Inlet CDC to administer a program to assist home buyers within the Inlet CDC target area; and

WHEREAS, the Scope of Services proposed by the Authority includes application intake, eligibility determination and preparation of loan agreements and mortgages; and

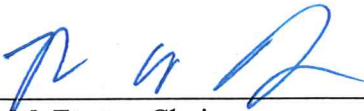
WHEREAS, based on our previous experience the Authority has proposed capped at \$500.00; and

WHEREAS, applicants may qualify to participate in our program as well, provided that our lien position is superior to that of ACDEVCO and subordinate only to a first mortgage; and

WHEREAS, in the event that any applicant applies to both programs the fee proposed to Inlet CDC will be capped at \$500.00; and

WHEREAS, Inlet CDC has secured their 2025 grant year Neighborhood Revitalization Tax Credits and desirous of extending our current agreement.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Atlantic County Improvement Authority that the Executive Director is authorized to amend an Agreement between the Inlet CDC and the ACIA; and



Roy M. Foster, Chairman



Edwin G. Blake, Secretary

ADOPTED: August 14, 2025

ATLANTIC COUNTY IMPROVEMENT AUTHORITY

I, Timothy D. Edmunds, P.E., Executive Director, 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 14th day of August 2025.

Timothy D. Edmunds, Executive Director