

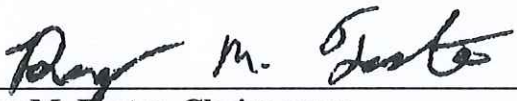
**RESOLUTION OF THE ATLANTIC
COUNTY IMPROVEMENT AUTHORITY
APPROVING THE EXPENDITURES CONTAINED IN THE
FINANCIAL REPORT FOR MARCH 2023**

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 March 2023, 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 March 2023, are approved pursuant to N.J.A.C. 5:31-4.1(c).



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: May 11, 2023

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 of May 2023.

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY
TO APPLY TO THE LOCAL FINANCE BOARD FOR
ATLANTIC CITY LUXURY TAX FUNDS FOR THE
ATLANTIC CITY HOMEBUYER PROGRAM**

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, on June 11, 2008, the Local Finance Board approved the application of the Atlantic County Improvement Authority to utilize \$3,000,000 from the Development Fund of the Atlantic City Luxury Tax Funds for an Atlantic City Homebuyers Assistance Program; and

WHEREAS; the purpose of the program is to increase homeownership opportunities in Atlantic City by overcoming the obstacles created by the down payment and closing cost requirements faced by moderate income households when purchasing a home; and

WHEREAS; since the implementation of the program the Authority has utilized the initial funding provided through the program to assist 166 Atlantic City Households to become homeowners with Down Payment and Closing Cost assistance; and

WHEREAS, the funds have been exhausted and the City and the Authority desire to make application to the Local Finance Board for its approval to utilize additional Atlantic City Luxury Tax Funds from the Development Fund in the amount of \$1,000,000 to re-fund the Atlantic City Homebuyers Assistance Program; and

WHEREAS; the Authority believes that:

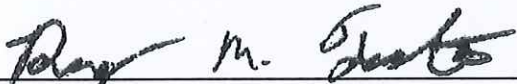
- (a) it is in the public interest to accomplish such purpose;
- (b) said purpose or improvements are for the health, welfare, convenience or betterment of the inhabitants of the local unit or units;
- (c) the amounts to be expended for said purpose or improvements are not unreasonable or exorbitant;
- (d) the proposal is an efficient and feasible means of providing services for the needs of the inhabitants of the local unit or units and will not create an undue financial burden to be placed upon the local unit or units;

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

Section 1. An application to the Local Finance Board is hereby approved, and the Authority's staff is hereby authorized to prepare such application and to represent the Authority in matters pertaining thereto.

Section 2. The Secretary or Assistant Secretary of the Authority is hereby directed to prepare and file a copy of this resolution with the Local Finance Board as part of such application.

Section 3. The Local Finance Board is hereby respectfully requested to consider such application and to record its findings, recommendations and/or approvals as provided by the applicable New Jersey Statute.



Roy M. Foster, Chairperson



Edwin Blake, Secretary

ADOPTED: May 11, 2023

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 May 2023.

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY
TO APPLY TO THE LOCAL FINANCE BOARD FOR ADDITIONAL FUNDS FROM THE
ATLANTIC CITY DEVELOPMENT FUNDS FOR THE ATLANTIC CITY HOUSING
REHABILITATION PROGRAM**

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, on October 3rd, 2012, the Board of Commissioners of the Atlantic County Improvement Authority Authorized an application to the Local Finance Board for its approval of Atlantic City Luxury Tax Funds in the amount of \$1,000,000 to fund an Atlantic City Housing Rehabilitation Program for low and moderate income Atlantic City Homeowners; and

WHEREAS, on November 7, 2012, the Local Finance Board approved the application and the Authority implemented the program in accordance with the application; and

WHEREAS, the program has been extremely successful, and a total of approximately \$850,000 has been provided to assist approximately 37 Atlantic City homeowners with financial and technical assistance in making improvements to their homes which has improved the appearance, quality and value of our community and helped to prevent the spread of blight and deterioration; and

WHEREAS, the Authority recognizes that is important to continue to provide assistance to Atlantic City homeowners in light of their increased property tax burden brought on by successful tax appeals by the casino industry; and

WHEREAS, staff requests authorization to submit an application to the Local Finance Board requesting approval for an additional \$1,000,000 from the Atlantic City Development Fund for the purpose of continuing the program with the same requirements and under the same terms and conditions as the original application; and

WHEREAS, the Authority believes that:

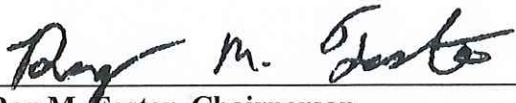
- (a) it is in the public interest to accomplish such purpose;
- (b) said purpose or improvements are for the health, welfare, convenience or betterment of the inhabitants of the local unit or units;
- (c) the amounts to be expended for said purpose or improvements are not unreasonable or exorbitant;
- (d) the proposal is an efficient and feasible means of providing services for the needs of the inhabitants of the local unit or units and will not create an undue financial burden to be placed upon the local unit or units;

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

Section 1. An application to the Local Finance Board is hereby approved, and the Authority's staff is hereby authorized to prepare such application and to represent the Authority in matters pertaining thereto.

Section 2. The Secretary or Assistant Secretary of the Authority is hereby directed to prepare and file a copy of this resolution with the Local Finance Board as part of such application.

Section 3. The Local Finance Board is hereby respectfully requested to consider such application and to record its findings, recommendations and/or approvals as provided by the applicable New Jersey Statute.



Roy M. Foster, Chairperson



Edwin Blake, Secretary

ADOPTED: May 11, 2023

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 May 2023.

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY
PARTICIPANT'S RESOLUTION FOR
LEAP IMPLEMENTATION GRANT
HAMILTON TOWNSHIP PUBLIC WORK FUELING YARD**

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 \$10 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); 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 of Atlantic proposes to enter into a shared services agreement with the Township of Hamilton (the "Township"), whereby the Township and County shall work together to finance, install and manage new above ground fuel storage tanks at the Township's Public Works Yard along Atlantic Avenue in Mays Landing (the "Facilities"); and

WHEREAS, the County and Township are willing to make the new Facilities available to various government entities, subject to a License Agreement that incorporates terms of the proposed Shared Services Agreement concerning use and operation of the Facilities; and

WHEREAS, Participating Local Units must also participate in the County's Commodity Resale program to be eligible to use the new Facilities; and

WHEREAS, implementation of the Shared Services Agreement faces certain expenses associated with implementation that present a burden to the local units; and

WHEREAS, use of the new Facilities developed pursuant to the Shared Services Agreement will benefit the residents of all participating local units by providing a centralized, environmentally sound and reliable supply of fuel for the participating local unit's vehicles; and

WHEREAS, Hamilton Township has agreed to be the lead agency in this program and will submit the application to DLGS on behalf of all participating local units.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Atlantic County Improvement Authority, that the Executive Director is authorized to join the Township of Hamilton in applying for a LEAP Implementation Grant in the amount of \$400,000.00 to support implementation of this shared service.



Roy M. Foster, Chairperson



Edwin Blake, Secretary

ADOPTED: May 11, 2023

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 May 2023.

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT
AUTHORITY AUTHORIZING THE BID AWARD FOR THE
CONSTRUCTION OF A BUILDING IN THE CAPE MAY COUNTY
TECH HANGERS TO ARTHUR J OGREN INC. FOR AN AMOUNT
NOT TO EXCEED \$6,345,700.00**

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 entered into a Shared Services and related Agreements with the County of Cape May so as to undertake the development of a 2nd building within the Cape May County Tech Hangers (the “**Tech Village Project**”) located at the Cape May County airport; and

WHEREAS, the County of Cape May received an EDA grant award in the amount of \$2,974,800 and the County of Cape May will further provide the remaining necessary funds so as to complete the funding for the Tech Village Project and the contract being awarded herein; and

WHEREAS, the Authority previously engaged the requisite professional services so as to develop the necessary plans and specifications for the Tech Village Project; and

WHEREAS, the Authority lawfully advertised for bids regarding said Tech Village Project and provided all interested parties with a copy of the plans and specifications and all amendments and/or addendums thereto; and

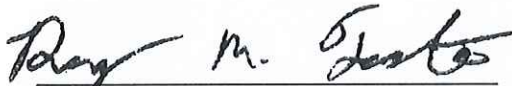
WHEREAS; one (1) response was received in response thereto and the same was determined to be responsive; and

WHEREAS, the staff of the Authority and the retained professionals have reviewed the bid submitted by Arthur J. Ogren Inc. and confirmed that the submittal is responsive and contains all of the required bid documentation and that the bidder, Arthur J. Ogren Inc., is otherwise qualified and therefore recommends the award of the aforesaid contract to Arthur J. Ogren Inc. in the amount of \$6,345,700.00 subject to the following terms and conditions:

- (1) That the County of Cape May consent to the bid award and construction contract as described herein; and

- (2) That the County of Cape May, by and through its appropriate authority, provide the Authority with a Certification of Available Funds related to the funds to be provided by the County of Cape May representing the difference between the contract proposed to be awarded herein and the funds being procured through the EDA grant award noted above; and
- (3) Approval and adoption by the Board of the Authority and the Cape May County Board of Chosen Freeholders of an Addendum to the Shared Services Agreement between the Authority and the County of Cape May that provides for (a) the Project Management Fees of the Authority in the amount of \$234,500.00; and
- (4) Approval by the USEDPA of the Bid Award and construction contract and the commitment of the \$2,974,800.00 grant monies noted above; and

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Atlantic County Improvement Authority that the Executive Director is authorized to execute on behalf of the Authority a contract with Arthur J. Ogren Inc. for the construction of the building aforescribed within the Cape May County Tech Hangers Project for the base bid in the total amount not-to-exceed \$6,345,700.00, subject to the terms and conditions noted above.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: May 11, 2023

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 May 2023.

**RESOLUTION OF THE ATLANTIC COUNTY
IMPROVEMENT AUTHORITY AUTHORIZING AN
ADDENDUM TO THE PROFESSIONAL SERVICES
AGREEMENT WITH NEW VISTAS CORPORATION
FOR BUILDING MANAGEMENT SERVICES AT 600
AVIATION RESEARCH BOULEVARD TO
EINCLUDE REAL ESTATE BROKERAGE AND
MARKET CONSULTATION SERVICES**

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, in September of 2019 the Authority reissued the Request for Proposals (RFP) advertised it and sent a copy of the ad to all four companies who responded to the previous RFP; and

WHEREAS, on October 18th, 2019, only New Vistas submitted a proposal; and

WHEREAS, on November 14th, 2019, staff recommended, and the Board authorize awarding a Professional Services Agreement to New Vistas Corporation for a period of one year with automatic renewal options and in accordance with the above referenced fees and scope of services as proposed.

WHEREAS, staff is satisfied with the services provided by New Vista’s and the capabilities and performance of the on-site building manager provided under the agreement and recommends that the agreement be renewed for year three; and

WHEREAS, on February 9, 2023, the Board of Commissioners of the Atlantic County Improvement Authority authorized to renew the Professional Services Agreement with New Vistas Corporation for a period of one years; and

WHEREAS, in furtherance of the Authority’s efforts to maximize the development and operation of the park and Building #2 on the horizon, New Vistas, through it’s affiliate NVC Realty Inc. (NVC) proposes to offer real estate brokerage and market consulting services for a one (1) year period for a not to exceed amount of \$25,000.00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Atlantic County Improvement Authority that the Executive Director shall be and is hereby authorized to amend the Professional Services Agreement with New Vistas Corporation to provide real estate brokerage and market consulting services in accordance with the above referenced fee as proposed for a period of one year.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: May 11th, 2023

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 May 2023.
