

**RESOLUTION OF THE ATLANTIC  
COUNTY IMPROVEMENT AUTHORITY  
APPROVING THE EXPENDITURES CONTAINED IN THE  
FINANCIAL REPORT FOR MAY 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 May 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 May 2023, are approved pursuant to N.J.A.C. 5:31-4.1(c).

  
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Roy M. Foster, Chairperson

  
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Edwin G. Blake, Secretary

**ADOPTED: July 13, 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 13<sup>th</sup> day of July 2023.

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**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING THE DISSOLUTION OF THE ACIA COMMUNITY DEVELOPMENT  
LLC; AND THE ACIA DEVELOPMENT CORPORATION; ALL 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**, 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; to undertake the necessary measures relative to the development and improvement of aviation for civilian or military purposes; 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 Authority was advised by its professional consultants that the New Markets Tax Credit (NMTC) Program, that was established as part of the Community Renewal Tax Relief Act of 2000, would be of benefit to the Authority in facilitating the purposes set forth above; and

**WHEREAS**, in order for the Authority to participate in the NMTC it was necessary that a Community Development Entity (CDE) be created, with a primary mission of said entity being that of investing in qualified low-income communities; and

**WHEREAS**, in order to qualify as a CDE it is necessary that the Authority partner with a separate entity, which entity would serve as a nominal member of the CDE limited liability corporation; and

**WHEREAS**, on November 6, 2015, the Board of Commissioners authorized the Executive Director to execute any and all necessary documents on behalf of the Authority so as to actually create a Community Development Entity which shall be known as "ACIA Community Development LLC"; and

**WHEREAS**, on November 6, 2015, the Board of Commissioners authorized the Executive Director to execute any and all necessary documents on behalf of the Authority so as to create a separate entity, which entity will serve as a partner with the Authority in the aforesaid Community Development Entity, which entity shall be known as "ACIA Development Corporation"; and

**WHEREAS**, since the creation of the two (2) aforementioned entities, no projects were ever advanced, and it was determined that without the required experience and history with NMTC we're are not likely to ever be able to receive an allocation.



**NOW, THEREFORE BE IT RESOLVED**, that the Executive Director is hereby authorized to work with ACIA Counsel to dissolve the ACIA Community Development LLC and ACIA Community Development Corporation

  
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Roy M. Foster, Chairperson

  
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Edwin G. Blake, Secretary

**ADOPTED: July 13, 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 13<sup>th</sup> day of July 2023.

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**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CHANGE ORDER  
WITH AMERICAN DEMOLITION CORP. FOR THE DEMOLITION OF 110 N.  
RALEIGH AVENUE IN ATLANTIC CITY**

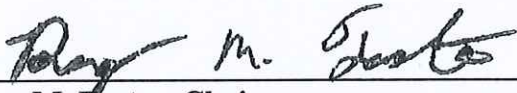
**WHEREAS**, the Atlantic County Improvement Authority, hereafter, the "Authority", is a political subdivision of the State of New Jersey and an instrumentality of Atlantic County, established pursuant to N.J.S.A. 40:37A-44 et seq.; and

**WHEREAS**, the Board of Commissioners of the Atlantic County Improvement Authority authorized the Executive Director to execute an agreement with American Demolition Corp. for an amount not-to exceed \$8,580.00 for the Demolition of the residential structure located at 110 N. Raleigh Avenue, Block 248, Lot 7 April 13th, 2023; and

**WHEREAS**, subsequent to award American Demolition Corp. located an underground storage tank on the property and submitted a Change Order for its removal and disposal in the amount of \$5,550.00; and

**WHEREAS**, the awarded contract on April 13th included a contingency in the amount of \$780.00, leaving a shortage of \$4,770.00 of the requested Change Order.

**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 Change Order with American Demolition Corp. in the amount of \$4,770.00 for new not-to exceed contract amount \$13,350.00 for the Demolition of the residential structure located at 110 N. Raleigh Avenue, Block 248, Lot 7.

  
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Roy M. Foster, Chairperson

  
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Edwin G. Blake, Secretary

**ADOPTED: July 13, 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 13th day of July 2023.



**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT  
AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO  
EXECUTE A LEASE WITH SIGNATURE SCIENCE REGARDING THE  
PREMISES LOCATED AT THE NATIONAL AVIATION RESEARCH &  
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 of the National Aviation Research & Technology Park (the “**Aviation Park Project**”); and

**WHEREAS**, the Authority has completed construction of a three-story office building having an address of 600 Aviation Research Boulevard, Egg Harbor Township, New Jersey; and

**WHEREAS**, the Authority is desirous of leasing approximately 5,274 rentable square feet on the 2nd floor of said building to Signature Science and Signature Science has expressed a like interest in renting said space; and

**WHEREAS**, the Executive Director, with the assistance of counsel and other professionals, has negotiated the terms of a sixty-month lease between the Authority and Signature Science substantially in the form of the draft lease provided to the Board and as outlined within the Agenda Summary dated July 13<sup>th</sup>, 2023, as presented to the Board on that same date; and

**WHEREAS**, the Board, having received this information and having considered same as well as the purposes for which the Authority was created and having determined that the proposed lease is consistent with those purposes and will further promote the legitimate interests of the Authority.

**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 execute a formal lease on behalf of the Authority with Signature Science consistent with the terms as discussed and approved by the Board of Commissioners.

  
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Roy M. Foster, Chairperson

  
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Edwin G. Blake, Secretary

**ADOPTED: July 13<sup>th</sup>, 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 13<sup>th</sup> day of July 2023.



**RESOLUTION AUTHORIZING AN ADDENDUM TO THE SHARED SERVICES AGREEMENT WITH CAPE MAY COUNTY FOR PROJECT MANAGEMENT SERVICES FOR CLARKE CATON AND HINTZ'S ADDITIONAL SERVICES REQUEST WITH CAPE MAY COUNTY IN THE AMOUNT OF \$39,850.00 AND FURTHER AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH CLARKE CATON HINTZ IN THE AMOUNT OF \$39,850.00**

**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 construction projects related to public facilities within the county or any beneficiary county; and

**WHEREAS**, on July 11<sup>th</sup>, 2019, the Board of Commissioners adopted a resolution authorizing a shared Services Agreement under The Uniform Shared Services Consolidation Act, N.J.S.A. 40 A:65-1 *et. seq.* with Cape May County for the Authority to provide Project Management Services for the purposes of planning and constructing certain government services buildings known as the Government Services Area at the Cape May County Airport; and

**WHEREAS**, On September 18th, 2019, the Authority advertised for Professional Architectural and Site/Civil Engineering Services for design of replacement facilities at Cape May County's Government Services District; and

**WHEREAS**, upon approval by Cape May County on November 14<sup>th</sup>, 2019, the Board of Commissioners authorize a Professional Services Agreement with Clark Caton Hintz for Professional Architectural and Site/Civil Engineering Services for design of replacement facilities at Cape May County's Government Services District for an amount not to exceed \$544,222.00; and

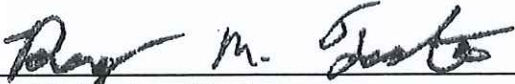
**WHEREAS**, the Board of Commissioners authorized an amendment to the Project Management Shared Services Agreement with Cape May County for the Government Services Building in the amount of \$24,792,705.00 on April 14<sup>th</sup>, 2022; and

**WHEREAS**, the Board of Commissioners authorized the Executive Director to execute a Construction Contract with Ogren Construction in the amount of \$24,708,705.00 and a Professional Services Third-Party Testing Agreement with Colliers Engineering and Design in the amount of \$84,000.00 for the Cape May County Government Services Building Project, on April 14<sup>th</sup>, 2022; 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**, that the Board of Commissioners authorize an amendment to the Project Management Shared Services Agreement with Cape May County for the Government Services Building in the amount of \$39,850.00,

**BE IT FURTHER RESOLVED**, that upon the execution of the amendment to the aforesaid Shared Services Agreement the Executive Director is authorized to execute a Professional Services Agreement with Clarke Caton Hintz in the amount of \$39,850.00 for the Cape May County Government Services Building Project.

  
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Roy M. Foster, Chairperson

  
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Edwin G. Blake, Secretary

**ADOPTED: July 13<sup>th</sup>, 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 13<sup>th</sup> day of July 2023.

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**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING THE TERMINATION OF A CONTRACT WITH PROPERTY  
REGISTRATION CHAMPIONS, LLC d/b/a PROCHAMPS AND FURTHER  
AUTHORIZING THE ISSUANCE OF AN REQUEST FOR PROPOSALS FOR A  
VENDOR TO CONTINUE TO OPERATE THE FORECLOSURE REGISTRY  
PROGRAM; ALL 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**, 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; to undertake the necessary measures relative to the development and improvement of aviation for civilian or military purposes; 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 Authority determined that there was and is a need for a County-wide registration program for abandoned properties subject to mortgages that are in default; and

**WHEREAS**, on November 6, 2015, after a Request for Proposal (RFP) process the Board of Commissioners authorized execution of an agreement with Community Champions Corporation, now known as Property Champions, LLC d/b/a PROCHAMPS to register and catalogue abandoned properties, and have extended their contract every year since then; and

**WHEREAS**, the Authority has received notice that Property Registration Champions, LLC d/b/a PROCHAMPS (formerly known as Community Champions Corporation) has ceased operations; become insolvent; is no longer functioning; and has now entered into an Assignment for the Benefit of Creditors that is pending in the Circuit Court of the Ninth Judicial Circuit, Orange County, Florida under Case Number 2023-CA-013217; and

**WHEREAS**, the actions by Property Registration Champions, LLC are a breach of the agreements in place with the ACIA which thereby entitles the ACIA to immediately terminate the existing agreement between the ACIA and Property Registration Champions, LLC; and

**WHEREAS**, notwithstanding the above, the ACIA also has the right, pursuant to Section 6D of the Agreement between the parties, to terminate the agreement with Property Registration Champions, LLC for public convenience at any time.



**NOW, THEREFORE BE IT RESOLVED**, that the Executive Director is hereby authorized to work with ACIA Counsel to terminate the existing agreement between the ACIA and Property Registration Champions, LLC,

**BE IT FURTHER RESOLVED**, upon termination of the existing agreement between ACIA and Property Registration Champions, LLC, the Executive Director is authorized to issue an RFP to solicitate a vendor to continue the abandoned properties registration program as in it's current form.

  
 Roy M. Foster, Chairperson

  
 Edwin G. Blake, Secretary

**ADOPTED: July 13, 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 13<sup>th</sup> day of July 2023.

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