

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



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: August 10, 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 10th day of August 2023.

**RESOLUTION AUTHORIZING THE EXECUTIVE
DIRECTOR TO ENTER INTO A SHARED SERVICES
PROJECT MANAGMENT AGREEMENT WITH THE
COUNTY OF ATLANTIC IN THE AMOUNT OF
\$70,070.00.00 FOR THE COUNTY'S CENTRAL
KITCHEN HVAC AND ROOF REPLACEMENT
PROJECT**

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 County of Atlantic has requested a proposal from the Authority to provide Owner's Representative and Project Management services for the Central Kitchen HVAC and Roof Replacement Project (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, 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 County's schedule, budget, and project priorities; and

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

WHEREAS, since the County has engaged professionals for the completion of the design development stage, has bid the Project and will hold the construction contract, the Authority proposed to provide full Project Management Services beginning with the Construction Administration Phase through Construction Closeout; and

WHEREAS, the Authority proposed to provide such services in an amount not to exceed \$70,070.00; and

WHEREAS, it is anticipated that the Board of Commissioners of Atlantic County will take formal action on the proposal on September 5th, 2023; 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, that upon approval by Atlantic County Board of Commissioners of the agreement, the Board of Commissioners of the Atlantic County Improvement Authority hereby authorize the Executive Director to execute a Shared Services Agreement with the County of Atlantic to provide Owner's Representative and Project Management Services for the Central Kitchen HVAC and Roof Replacement Project in the amount of \$70,070.00.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: August 10th, 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 10th day of August 2023.

Attachment #4

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT
AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO
RENEW THE LEASE WITH THE NATIONAL AEROSPACE RESEARCH
AND TECHNOLOGY PARK CORPORATION AND FURTHER
AUTHORIZE THE RENEWAL OF THE SUBLEASE TO THE ATLANTIC
COUNTY ECONOMIC ALLIANCE REGARDING THE PREMISES
LOCATED AT THE NATIONAL AEROSPACE 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 developed a three-story office building having an address of 600 Aviation Research Boulevard, Egg Harbor Township, New Jersey at the National Aviation (Now “Aerospace”) Research & Technology Park (the “**Aviation Park Project**”); and

WHEREAS, the National Aerospace Research and Technology Park Corporation (“**NARTP**”) and their presence in the Aviation Park Project is a critical component to the success of the Park and the innovation HUB being advanced by the Authority, the County and the Economic Alliance; and

WHEREAS, on August 8th, 2019, the Board of Commissioners of the Atlantic County Improvement Authority authorized the execution of a lease with the NARTP for 4,075 Rentable Square Feet for one year; and

WHEREAS, because of the value added that the NARTP brings to the park’s mission and the County’s overall economic development strategy, and the limited funds that were available from NARTP, the Board of Commissioners agreed to provide the NARTP space in the building at no charge on a year-to-year basis; and

WHEREAS, in 2020 the NARTP entered into a Memorandum of Understanding with the Atlantic County Economic Alliance (ACEA) that will provide operational support and funding to NARTP; and

WHEREAS, co-location of the entities provides certain advantages including facilitating that operational support and accelerating the advancement of initiatives through the frequent interaction and coordination of efforts; and

WHEREAS, on July 9th, 2020 the Board of Commissioners of the Atlantic County Improvement Authority authorized the renewal of the lease with the NARTP for 4,075 Rentable Square Feet for one year and further authorized a sub-lease of 475 rentable square feet to the ACEA under the same terms and conditions as the previous year except that NARTP agreed to pay the amount of \$35,000.00 in lieu of rent as long as the aforementioned sub-lease and Memorandum of Understanding with the Atlantic County Economic Alliance remain in effect; and

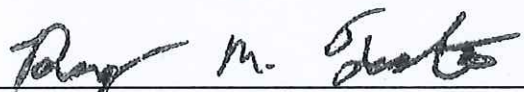
Attachment #4

WHEREAS, on July 1st, 2021, the Board of Commissioners of the Atlantic County Improvement Authority that the Executive Director authorized a renewal to the lease with the National Aerospace Research and Technology Park Corporation for 4,075 Rentable Square Feet and the aforementioned sub-lease to the Atlantic County Economic Alliance for one year under the same terms and conditions including that NARTP agrees to pay the amount of \$35,000.00 in lieu of rent as long as the sub-lease and Memorandum of Understanding with the Atlantic County Economic Alliance remain in effect; and

WHEREAS, on June 9th 2022, the Board of Commissioners of the Atlantic County Improvement Authority that the Executive Director authorized a renewal to the lease with the National Aerospace Research and Technology Park Corporation for 4,075 Rentable Square Feet and the aforementioned sub-lease to the Atlantic County Economic Alliance for one year under the same terms and conditions including that NARTP agrees to pay the amount of \$35,000.00 in lieu of rent as long as the sub-lease and Memorandum of Understanding with the Atlantic County Economic Alliance remain in effect; and

WHEREAS, the lease has expired and NARTP wishes to renew under the same terms and conditions and staff recommends that the Authority approve the lease; and

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 renewal to the lease with the National Aerospace Research and Technology Park Corporation for 4,075 Rentable Square Feet and the aforementioned sub-lease to the Atlantic County Economic Alliance for one year under the same terms and conditions including that NARTP agrees to pay the amount of \$35,000.00 in lieu of rent as long as the sub-lease and Memorandum of Understanding with the Atlantic County Economic Alliance remain in effect.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: August 10, 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 10th day of August 2023.

**RESOLUTION OF THE ATLANTIC COUNTY
IMPROVEMENT AUTHORITY AUTHORIZING AN
AGREEMENT TO IMPLEMENT HOUSING AND
BUSINESS FAÇADE PROGRAM WITH THE
DUCKTOWN 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 Ducktown 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 Ducktown CDC has successfully secured NJDCA Neighborhood Revitalization Tax Credits to fund the housing rehabilitation that is subject of this MOU; and

WHEREAS, the Ducktown CDC wishes to enter into an agreement to have ACIA manage the Ducktown Housing and Business Facade Program. The Ducktown CDC will provide a grant up to \$9,000 for owner occupied home and business façade improvements; and

WHEREAS, The ACIA will provide project management services for Ducktown Housing and Business 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 Ducktown CDC shall pay the ACIA \$1,000.00 for each rehabilitation. The Ducktown 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 a Memorandum of Understanding be executed between the Ducktown CDC and the ACIA; and

Attachment #5

BE IT FURTHER RESOLVED, by the Board of Commissioners of the Atlantic County Improvement Authority that the Executive Director is authorized to execute a Memorandum of Understanding with the Ducktown CDC and the ACIA



Roy M. Foster, Chairman



Edwin G. Blake, Secretary

ADOPTED: August 10, 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 10th day of August 2023.

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING AN AGREEMENT TO ADMINISTER A PROGRAM TO ASSIST
HOME BUYERS WITHIN THE DUCKTOWN 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 Ducktown 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 Ducktown 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, the Ducktown CDC wishes to enter into an agreement to have ACIA manage the Ducktown Home Buyers Assistance Program. The Ducktown CDC will provide an additional up to \$25,000 grant to eligible buyers for down payment assistance; and

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

Attachment #6

WHEREAS, based on our previous experience the Authority has proposed a fee of 10% of the amount of assistance provided capped at \$3,000.00; 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 Ducktown CDC will be capped at \$1,500.00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Atlantic County Improvement Authority that an Agreement be executed between the Ducktown CDC and the ACIA; and



Roy M. Foster, Chairman



Edwin G. Blake, Secretary

ADOPTED: August 10, 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 10th day of August 2023.

**RESOLUTION OF THE ATLANTIC COUNTY
IMPROVEMENT AUTHORITY AUTHORIZING AN
AGREEMENT CONCERNING FUNDING AND
ADMINISTRATION OF A HOME DEMOLITION
PROGRAM WITH THE DUCKTOWN 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 Ducktown 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 Ducktown CDC has successfully secured NJDCA Neighborhood Revitalization Tax Credits to fund \$50,000 in home demolition costs; and

WHEREAS, the ACIA has been assisting the City of Atlantic City with their demolition program for seven (7) years. As properties are released by the City for demolition, ACIA procures demolition bids, reviews and awards bids to the lowest responsible bidder monitors the demolition for compliance with the specifications through to closeout and bills the City on an hourly basis; and

WHEREAS, the Ducktown CDC wishes to enter into an agreement with ACIA for ACIA to accept \$50,000 from Ducktown CDC for ACIA to pay demolition contractor/s a portion or all of the cost of demolitions completed in Ducktown CDC target area; and

WHEREAS, there will be no fee paid to ACIA from Ducktown CDC administering the demolition program as ACIA is paid a fee from City of Atlantic City per agreement

Attachment #7

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Atlantic County Improvement Authority that an Agreement be executed between the Ducktown CDC and the ACIA for ACIA to accept \$50,000 from Ducktown CDC to contribute towards the cost of demolitions.



Roy M. Foster, Chairman



Edwin G. Blake, Secretary

ADOPTED: August 10, 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 10th day of August 2023.

Attachment #8

**RESOLUTION OF THE ATLANTIC COUNTY
IMPROVEMENT AUTHORITY AUTHORIZING
THE EXECUTIVE DIRECTOR TO AMEND AN
AGREEMENT WITH ACDEVCO FOR THE
AUTHORITY TO ADMINISTER THE ACDEVCO
CHELSEA HOMEOWNERSHIP 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, hereafter, the "County", established pursuant to N.J.S.A. 40:37A-44, et seq.; and

WHEREAS, for several years the Authority has administered the Atlantic County First Time Homebuyer's Program and an Atlantic City Homebuyer's Program; and

WHEREAS, ACDEVCO is implementing two Homeownership Programs for the Chelsea Section of Atlantic City, the Police Officer Program and the Chelsea Renter to Owner Program and has requested that the Authority assist with the program administration based on our proven experience and capacity administering Homebuyer programs in the County and in the City; and

WHEREAS, the amount of assistance proposed to be provided by ACDEVCO under the Police Program is up to \$50,000.00 and up to \$10,000.00 under the Renter to Owner Program; 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 a fee of 10% of the amount of assistance provided capped at \$3,000.00; 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

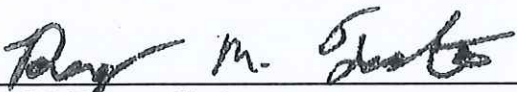
WHEREAS, in the event that any applicant applies to both programs the fee proposed to ACDEVCO will be capped at \$1,500.00.

WHEREAS, the Board of Commissioners of the Atlantic County Improvement Authority authorized the Executive Director to enter into an agreement with ACDEVCO for the Authority to provide the aforementioned administrative services for the Chelsea Police Officer Homebuyer Program and the Chelsea Renter to Owner Program for a fee of 10% of the amount of assistance provided capped at \$3,000; and

WHEREAS, ACDEVCO has expanded the Chelsea Renter to Owner Program to fund the purchase of eligible one (1) to four (4) unit residential properties.

Attachment #8

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Atlantic County Improvement Authority that the Executive Director is hereby authorized to amend the agreement with ACDEVCO to include funding the purchase of eligible one (1) to four (4) unit residential properties.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: August 10, 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 10th day of August 2023.

**RESOLUTION AUTHORIZING AN AGREEMENT BETWEEN THE ATLANTIC
COUNTY IMPROVEMENT AUTHORITY AND HERA PROPERTY REGISTRY, LLC
FOR THE COUNTY-WIDE
FORECLOSURE REGISTRATION 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, 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 present mortgage foreclosure crisis has serious negative implications for Atlantic County and its communities trying to manage the consequences of property vacancies and abandoned real properties; and

WHEREAS, the County and Municipalities have a vested interest in protecting neighborhoods against decay caused by vacant and abandoned properties and conclude that the creation of a registration and certification system that would include required specific information about the properties and protocols and established procedures for follow up will enhance the code enforcement effort and assist in located would help to mitigating the issues; and

WHEREAS, the County and various Municipalities have requested that the Authority establish a County-wide registration program that will catalogue each Abandoned Property within the participating Municipalities and identify a contact person to address safety and aesthetic concerns to minimize the negative impacts and blighting conditions that occur as a result of the foreclosures; 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

Attachment #9

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, the on July 13th, 2023 the Board of Commissioners authorized the termination of an agreement between ACIA and Property Registration Champions, LLC; and

WHEREAS, on July 14th, 2023, the ACIA requested proposals from qualified individuals and firms to provide such a County-wide registration program and on August 4th, 2023, received three (3) proposals in response from CAL Core, LLC, MuniReg, LLC and Hera Property Registry, LLC; and

WHEREAS, staff reviewed the proposals and determined that based on qualifications, experience, capacity to implement the program in a timely manner and considering the proposed fee, Hera Property Registry, LLC is ready to deliver a proven product, quicker, and more cost effective product to the Authority; and

WHEREAS, in accordance with the proposal staff recommends the following fee structure: Hera Property Registry to receive a flat fee of \$100.00 per house; the second \$100.00 shall be disbursed by Hera Property Registry, LLC to the Municipality; the Authority shall receive no more than \$100.00 per house; any registration fee amount in excess of \$300.00 shall be retained by the Municipality; the final registration fee will be set by an ordinance adopted by each Municipality and

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 an agreement between the Authority and Hera Property Registry, LLC for the administration of the Atlantic County Wide Foreclosure Registry System August 10, 2024, with an option to renew annually for four additional years.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: August 10, 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 10th day of August 2023.

Attachment #10

**RESOLUTION AUTHORIZING A SHARED SERVICES AGREEMENT BETWEEN
THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY AND PARTICIPATING
MUNICIPALITIES IN THE COUNTY-WIDE REGISTRATION 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, 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 present mortgage foreclosure crisis has serious negative implications for Atlantic County and its communities trying to manage the consequences of property vacancies and abandoned real properties; and

WHEREAS, the County and Municipalities have a vested interest in protecting neighborhoods against decay caused by vacant and abandoned properties and conclude that the creation of a registration and certification system on abandoned and vacant properties located within the County is in the best interests of the health, safety, and welfare of its citizens and residents to impose; and

WHEREAS, the County has requested that the Authority establish a County-wide registration program that will catalogue each Abandoned Property within the Municipality and identify a contact person to address safety and aesthetic concerns to minimize the negative impacts and blighting conditions that occur as a result of the foreclosures; and

WHEREAS, by previous resolution adopted this date the Authority authorized the execution of an agreement with Hera Property Registry to administer the program on behalf of the Authority; and

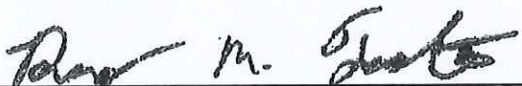
WHEREAS, the Authority and participating municipalities now wish to enter into a Shared Services Agreement for the participation of the municipalities into the County-wide registration program established by the County and administered by Hera Property Registry through December 31, 2023 with an option to renew annually for four additional years; and

Attachment #10

WHEREAS, Hera Property Registry to receive a flat fee of \$100.00 per house; the second \$100.00 shall be disbursed by Hera Property Registry, LLC to the Municipality; the Authority shall receive no more than \$100.00 per house; any registration fee amount in excess of \$300.00 shall be retained by the Municipality; the final registration fee will be set by an ordinance adopted by each Municipality; 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 the Shared Services Agreements between the Authority and the various municipalities participating in the County-wide registration program established by the Authority and administered by Hera Property Registry through December 31, 2023, with an option to renew annually for four additional years.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: August 10, 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 10th day of August 2023.

**RESOLUTION OF THE ATLANTIC COUNTY
IMPROVEMENT AUTHORITY AUTHORIZING THE
EXECUTIVE DIRECTOR TO AMEND A SHARED
SERVICE AGREEMENT WITH ATLANTIC COUNTY TO
ADMINISTER THE FY 2021 COMMUNITY
DEVELOPMENT BLOCK GRANT ENTITLEMENT
GRANT AND THE HOME INVESTMENT PARTNERSHIP
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, pursuant to N.J.S.A. 40:37A-54 (a) the Atlantic County Improvement Authority is empowered to provide public facilities for use by any municipality in the County; 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 County of Atlantic, hereafter the “County,” in addition to its yearly CDBG/HOME allocation was awarded and will enter into a grant agreement with the U. S. Department of Housing and Urban Development (HUD) for an additional allocation of \$2,434,422.00 in HOME-ARP funds through the CARES Act to the 2021 HOME; and

WHEREAS, the County has entered into an agreement with the Authority for the Authority to assume responsibility for implementing both the County’s CDBG and HOME Programs by administering the program as they have each year since 2001; and


WHEREAS, the Authority’s Office of Community Development has the knowledge and training to provide these services; 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 by the Board of Commissioners of the Atlantic County Improvement Authority that the Executive Director is hereby authorized to amend the agreement with Atlantic County effective from September 1, 2021, through August 31, 2030, to administer and authorize the addition of \$2,434,422.00 in funds to the 2021 Community

Attachment #11

Development Block Grant "Entitlement" and HOME Investment Partnership Program for which services Atlantic County will reimburse the Authority for administrative expenses an amount not to exceed \$365,263.00, this amendment was authorized by the Atlantic County Commissioners on 8/1/2023 in Resolution 415.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: August 10, 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 10th day of August 2023.

Attachment #12

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT
AUTHORITY AUTHORIZING AN AMENDMENT TO AN
AGREEMENT WITH ATLANTIC COUNTY FOR THE
ADMINISTRATION OF THE COMMUNITY DEVELOPMENT
BLOCK GRANT- CV FUNDS ALLOCATED THROUGH THE
NJ DEPARTMENT OF COMMUNITY AFFAIRS**

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 (a) the Atlantic County Improvement Authority is empowered to provide public facilities for use by any municipality in the County; 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, by shared services agreements executed each year since 2001, the Authority has administered the County’s annual allocation of Community Development Block Grant (CDBG) Funds; and

WHEREAS, the State of New Jersey has been awarded an allocation of CDBG CV funds from the US Department of Housing and Urban Development as part of the Cares Act to fund activities that prepare, prevent and respond to the COVID-19 Pandemic that meet a CDBG National Objective; and

WHEREAS, the New Jersey Department of Community affairs has notified Atlantic County that from their allocation of DCA CDBG CV funds they will re-allocate \$2,563,402.00 in DCA CDBG CV-2 funds to Atlantic County for two (2) project in Atlantic City and Pleasantville, and \$ 697,114.00 in DCA CDBG CV-3 for projects in Hammonton and Egg Harbor City ; and

WHEREAS, Atlantic County is responsible to ensure that these funds are administered and the activities undertaken in accordance with state and federal program guidelines; and

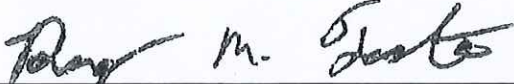
WHEREAS, based on the Authority’s experience in successfully administering the Atlantic County Consortiums CDBG Program on behalf of the County since 2001, the County has requested that the Authority also administer these funds and approved such administration in resolutions 396 and 397 on August 1, 2023; and

WHEREAS, it is the desire of the Authority to provide these services to the County; and

Attachment #12

WHEREAS, these contracts are 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 by the Board of Commissioners of the Atlantic County Improvement Authority that the Executive Director is hereby authorized to execute or amend, as appropriate, a Shared Services Agreement with the County of Atlantic for the administration of the CDBG CV-2 allocation in the amount of \$2,563,402.00, and CDBG CV-3 allocation in the amount of \$697,114.00 from the State of New Jersey.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: August 10, 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 10th day of August 2023.

Attachment #13

**RESOLUTION OF THE ATLANTIC IMPROVEMENT
AUTHORITY JERSEY AUTHORIZING EXECUTION AN
AMENDMENT OF THE ASSIGNMENT AND CONSTRUCTION
AGREEMENT BETWEEN THE NATIONAL AEROSPACE
RESEARCH AND TECHNOLOGY PARK AND THE ATLANTIC
COUNTY IMPROVEMENT AUTHORITY CONCERNING NARTP
BUILDING No. 2**

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

WHEREAS, the Authority has determined to undertake the development of the second building in the Stockton Aviation Research and Technology Park (the “**Aviation Park Project**”); and

WHEREAS, the NARTP is the successor to the lessee “Stockton Aviation Research and Technology Park of New Jersey, Inc.” (the “**SARTP**”) under that certain lease agreement with the Federal Aviation Administration (the “**FAA**”), dated August 17, 2015 and identified as DTFAEN-15L-00195, as amended on June 26, 2010 by Supplement No. 1, on November 5, 2019 by Supplement No. 2, and on February 23, 2022 by Supplement No. 3, and a Memorandum of Agreement, identified as DTFACT-15-A-80003 (the “**MOA**”), which require the NARTP to construct, operate and maintain an aviation research and technology park (the “**Park**”), located adjacent to the Atlantic City International Airport and the FAA William J. Hughes Technical Center along Delilah Road in Egg Harbor Township, and;

WHEREAS, the NARTP and the ACIA entered into that certain Assignment and Construction Agreement between the National Aerospace Research and Technology Park, Inc. and the Atlantic County Improvement Authority Concerning NARTP Building No. 2 on April 11, 2022, (the “**Second Assignment**”). The First Assignment was made by written agreement, dated July 27, 2016, titled “Assignment and Construction Agreement between the Stockton Aviation Research and Technology Park, Inc. and the Atlantic County Improvement Authority” and has been amended as of July 19, 2023, and;

WHEREAS, since the Second Assignment was entered on April 11, 2022, the lease agreement between the NARTP and the FAA, dated August 17, 2015, and identified as DTFAEN-15L-00195, as amended by Supplement No. 1, dated June 26, 2018, Supplement No. 2, dated November 5, 2019, Supplement No. 3, and dated February 23, 2022, has been further amended by Supplement No. 4, dated July 19, 2023. (The August 17, 2015, lease, identified as DTFAEN-15L-00195, together with Supplement Nos. 1, 2, 3, and 4, and the MOA and other attachments, collectively shall be referred to as the “**Lease**”). Pursuant to the Lease, all references to the SARTP therein were replaced with the NARTP, and, with the consent of the FAA as Lessor, the NARTP assumed all obligations of Stockton University under the Lease.

Attachment #13

WHEREAS, by letter dated September 21, 2022, NARTP formally requested that Stockton University be removed from all obligations under Lease DTFAEN-15-L-00195 dated August 17, 2015 and on March 8, 2023, the Vice President of Personnel, Labor and Government Relations of Stockton University sent a letter to FAA requesting the same, and;

WHEREAS, all obligations of Stockton University will be assumed in full by NARTP, and;


WHEREAS, pursuant to the Lease, all references to the SARTP therein were replaced with the NARTP, and, with the consent of the FAA as Lessor, the NARTP assumed all obligations of Stockton University under the Lease

WHEREAS, the ACIA has determined to authorize the Executive Director to execute such Agreements;

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY AS FOLLOWS:

1. The aforementioned recitals hereof are incorporated herein as though set forth at length herein.
2. The Executive Director is hereby authorized to execute the Agreement amendment on behalf of the ACIA in substantially the form on file with the Executive Director with such changes as shall be recommended by counsel and ACIA staff.
3. This resolution shall take effect immediately.


Roy M. Foster, Chairperson


Edwin G. Blake, Secretary

ADOPTED: August 10, 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 10th day of August 2023.
