

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT  
AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO  
EXECUTE A CONTRACT WITH R. MAXWELL FOR THE FIT-OUT  
CONSTRUCTION OF ACIA'S FUTURE SPACE AT NARTP**

**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 is the developer and owner of the building at 600 Aviation Research Boulevard, Egg Harbor Township, New Jersey, the first building of the National Aerospace Research & Technology Park; and

**WHEREAS**, on April 19, 2019 the Board of Commissioners of the Atlantic County Improvement Authority authorized the Executive Director to finalize the lease negotiations with GDIT for approximately 42,886 square feet, and to execute a formal lease on behalf of the Authority consistent with the terms as discussed and approved by the Board of Commissioners; which said lease was executed on May 21, 2019; and

**WHEREAS**, on December 12, 2019 the Board of Commissioners authorized the Executive Director to execute a lease agreement with Atlantic County in the County Office Building for 2,706 square feet of space at a rate of \$16.16 per square foot for a total of \$43,732.50 per year through December 31, 2024; and

**WHEREAS**, the operator of the Park National Aerospace Research and Development Park Corporation has secured the required approval of the Federal Aviation Administration as the landowner for the offices of the Authority to be located within the park; and

**WHEREAS**; the Authority has determined that moving from our current offices will allow the Authority to be more efficient and centrally located to the public and municipalities that we serve, that the new location provides advantages in terms of the condition of the facility, parking accessibility and the enhancement of the image of the Authority, that it will have a positive effect in our efforts to recruit and retain qualified employees and that it will facilitate the efforts to further develop the Park; and

**WHEREAS**; the building is currently at 100% occupancy. however current tenant GDIT has determined that they have excess space;

**WHEREAS**, based on the needs of the Authority, GDIT has proposed amending their lease agreement with the Authority, reducing their amount of rentable space by 3,459 square feet to accommodate the offices of the Authority; and

**WHEREAS**, although there will be an impact on rental revenue it is still projected that revenue will be sufficient to cover the debt service for the foreseeable future since in lieu of rent the Authority proposes to continue to pay \$43,732.50 towards the debt service to partially offset the \$54,513.00 reduction for that space from GDIT for 2023; and

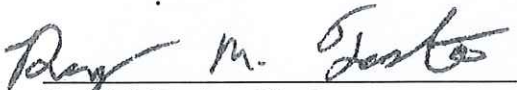
**WHEREAS**, on August 11, 2022 the Board of Commissioners of the Atlantic County Improvement Authority that the Executive Director is authorized to execute a professional services agreement with William McLees Architecture (**the “Architect”**) for Design phase, Bid phase and Construction Phase Services for the design of the space in an amount not-to-exceed \$21,000.00; and

**WHEREAS**, on November 4, 2022, the Authority received eight (8) proposals in response to the October 11<sup>th</sup>, 2022 solicitation for bids for fit-out construction ranging from a high of \$185,900.00 submitted by Arthur Ogren Construction to a low of \$82,500.00 submitted by R. Maxwell; and

**WHEREAS**, the Authority's staff reviewed the response from R. Maxwell Construction and found the required documentation and proposed scope of services to be in order and recommends award to R. Maxwell Construction for an amount not-to-exceed \$82,500.00; 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 is authorized to execute an agreement with R. Maxwell Construction for the fit-out construction of ACIA's future space at NARTP for an amount not-to-exceed \$82,500.00.

  
Roy M. Foster, Chairperson

  
Edwin G. Blake, Secretary

**ADOPTED: November 10<sup>th</sup>, 2022**

**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 10<sup>th</sup> day of November 2022.

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**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING THE EXECUTIVE DIRECTOR TO PURCHASE A GREENS MOWER  
AND FUTHER PROVIDING AUTHORIZATION TO LEASE IT TO ATLANTIC  
COUNTY FOR USE AT THE GREEN TREE GOLF COURSE**

**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 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

**WHEREAS**, by Resolution adopted on December 9<sup>th</sup>, 2021, the Board of Commissioners of the Authority authorized the renewal of the agreement with Atlantic County for operation of the John F. Gaffney Green Tree Golf Course for management fee not to exceed \$58,000.00 per year, plus any incentive payments earned per the contract terms, for the one-year period commencing January 1<sup>st</sup>, 2022 and terminating December 31<sup>st</sup>, 2022. Thereafter the agreement shall be renewable by the mutual consent of both parties for additional one-year periods through 2023, the maximum term authorized by N.J.S.A. 40:41-27(g); and

**WHEREAS**, under the agreement, among other things, the Authority utilizes the equipment owned by the County for the maintenance of the grounds; and

**WHEREAS**, the existing Greens Mower at the course has outlived its useful life and the ability to maintain it for everyday use is no longer cost efficient; and

**WHEREAS**, the new proposed piece of equipment will save significant man-hours and operate more efficiently than the current Greens Mower; and

**WHEREAS**, the County desires to spread the cost of the new equipment over a five-year period to minimize the impact to the golf course budget in any single year; and

**WHEREAS**; the Authority has certain undedicated funds available to purchase the two pieces of equipment anticipated to cost not more than \$55,000.00; and

**WHEREAS**; staff recommends that as a value added to its current Scope of Services under the Management Agreement, that the Authority purchase the Greens Mower and lease it to the County through a lease purchase agreement for a period of up to 5 years over which period the costs will be amortized and upon the end of the term ownership of the equipment will be transferred to the County; and

**WHEREAS**; staff further recommends that upon termination of the aforementioned Management Agreement that the term of the lease purchase agreement expire and the outstanding balance will become due immediately; and

**WHEREAS**, the agreement with Atlantic County 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 the Executive Director is hereby authorized to execute a lease purchase agreement with Atlantic County not to exceed 5 years containing terms and conditions heretofore included in this resolution, satisfactory to the Executive Director and Counsel and sufficient to cover the purchase price and any other costs incurred in the transaction; and

**BE IT FURTHER RESOLVED** that upon the approval of the lease purchase agreement by the Atlantic County Board of Commissioners the Executive Director is authorized to purchase a Greens Mower for an amount not-to-exceed \$55,000.00 for the purposes set forth herein.

  
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Roy M. Foster, Chairperson

  
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Edwin G. Blake, Secretary

**ADOPTED: November 10, 2022**

#### **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 10<sup>th</sup> day of November 2022

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

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

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

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

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

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

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

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

  
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Roy M. Foster, Chairperson

  
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Edwin G. Blake, Secretary

**ADOPTED: November 10, 2022**

**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 10<sup>th</sup> day of November 2022.

\_\_\_\_\_  
John C. Lamey, Jr., Executive Director

**RESOLUTION OF THE ATLANTIC COUNTY  
IMPROVEMENT AUTHORITY AMENDING PRIOR  
RESOLUTION OF MAY 21, 2001 ADOPTING THE  
PROVISIONS OF CHAPTER 48 UNDER WHICH A PUBLIC  
EMPLOYER MAY AGREE TO PAY FOR SHBP  
COVERAGE OF CERTAIN RETIREES**

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

**WHEREAS**, by Resolution dated May 21, 2001, the Board of Commissioners (hereinafter referred to as "Board") of the Authority adopted the provisions of Chapter 48 (N.J.S.A. 52:14-17.38); and

**WHEREAS**, by Resolution dated May 9, 2019 the Board of the Authority approved and adopted a Revised Policy and Procedure Manual "as an official statement of its employee policy; and

**WHEREAS**, on August 12, 2021 the Board of the Authority adopted revisions to the Policy and Procedure Manual; and

**WHEREAS**, on November 10, 2022 the Board of the Authority approved a Resolution reaffirming the adoption of the provisions of N.J.S.A. 52:14-17.38 relating to the Authority paying for State Health Benefits Program ("SHBP") coverage for certain retirees; and

**WHEREAS**, the Board desires to amend the Policy and Procedure Manual so as to be consistent with the Resolution simultaneously adopted regarding SHBP coverage for certain retirees.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of the Atlantic County Improvement Authority that the Atlantic County Improvement Authority that the Authority's Policy and Procedure Manual, Section 2.11 Health Benefits for Retirees be amended as follows:

**2.11 Health Benefits for Retirees**

A retiree may continue the New Jersey State Health Benefits Program (at local retired group rates) and the Atlantic County Vision and Dental Plan (at group rates), provided the retiree pays the cost of the benefits for themselves and their eligible dependents.

A) The Authority will pay the New Jersey State Health Benefits Program and the Atlantic County Vision and Dental Plan coverage for three years for certain retirees who:

- 1) Retired on a disability pension; or
- 2) Retired with 25 or more years of service with the Authority/Atlantic County; or

- 3) Retired upon or after the age of 62 with 15 or more years' service with the Authority/Atlantic County.

The Authority will pay 100% of the cost for employees and their dependents, and will continue to pay for surviving spouses. For all employees except for the Executive Director the Authority will not reimburse for Medicare.

- B) For the position of Executive Director the Authority will pay the New Jersey State Health Benefits Program and the Atlantic County Vision and Dental Plan coverage for five years and will reimburse the retiree for the cost of Medicare Part B who:

- 1) Retired on a disability pension; or
- 2) Retired with 25 or more years of service with the Authority/Atlantic County; or
- 3) Retired upon or after the age of 62 with 15 or more years' service with the Authority/Atlantic County.

The Authority will pay 100% of the cost for employees and their dependents, and will continue to pay for surviving spouses.

  
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Roy M. Foster, Chairperson

  
\_\_\_\_\_  
Edwin G. Blake, Secretary

**ADOPTED: November 10<sup>th</sup>, 2022**

**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 November 2022

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State Health Benefits Program (SHBP)  
School Employees' Health Benefits Program (SEHBP)  
**RESOLUTION**

To be completed by the employing agency's Certifying Officer.

**A resolution to adopt the provisions of Chapter 48 (N.J.S.A. 52:14.17.38) under which a public employer may agree to pay for the SHBP and/or SEHBP coverage of certain retirees.**

BE IT RESOLVED

- The ATLANTIC COUNTY IMPROVEMENT AUTHORITY 147900  
Corporate Name of Employer SHBP/SEHBP Employer Location Number  
hereby elects to adopt the provisions of N.J.S.A. 52:14-17.38 and adhere to the rules and regulations promulgated by the State Health Benefits Commission and School Employees' Health Benefits Commission to implement the provisions of that law.
- This resolution affects employees as shown on the attached *Chapter 48 Resolution Addendum*. It is effective on the 1st day of DECEMBER, 2022.  
Month Year
- We are aware that adoption of this resolution does not free us of the obligation to pay for post-retirement medical benefits of retirees or employees who qualified for those payments under any *Chapter 88 Resolution* or *Chapter 48 Resolution* adopted previously by this governing body.
- We agree that this resolution will remain in effect until properly amended or revoked with the SHBP and/or SEHBP. We recognize that while we participate with the SHBP and/or SEHBP, we are responsible for providing the payment for post-retirement medical coverage as listed in the attached *Chapter 48 Resolution Addendum* for all employees who qualify for this coverage while this resolution is in force.
- We understand that we are required to provide the New Jersey Division of Pensions & Benefits (NJDPB) complete copies of all contracts, ordinances, and resolutions that detail post-retirement medical payment obligations we undertake. We also recognize that we may be required to provide the NJDPB with information needed to carry out the terms of this resolution.

I hereby certify that the foregoing is a true and correct copy of a resolution duly adopted by the:

ATLANTIC COUNTY IMPROVEMENT AUTHORITY (609) 343-2390  
Corporate Name of Employer Phone Number

1333 ATLANTIC AVENUE NJ 08401  
Street Address City State Zip Code

EDWIN G. BLAKE SECRETARY  
Print Name Official Title

 11 / 10 / 2022  
Signature Date

10 22-1761485  
Number of Employees Employer's State Employer Identification Number (EIN)

Mail Completed Resolution to: New Jersey Division of Pensions & Benefits  
Health Benefits Bureau  
P.O. Box 299  
Trenton, NJ 08625-0299

Email Completed Resolution to: [HBRetired@treas.nj.gov](mailto:HBRetired@treas.nj.gov)