

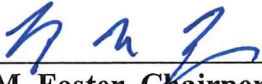
**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT
AUTHORITY APPROVING THE EXPENDITURES CONTAINED IN
THE FINANCIAL REPORT FOR MARCH 2025**

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

WHEREAS, the Authority is subject to rules and regulations promulgated by the State of New Jersey, Department of Community Affairs, Division of Local Government Services, including N.J.A.C. 5:31-4.1(c) regarding the approval and payment of claims which requires the "governing body (of the Authority) shall approve or disapprove all claims in accordance with Regulations adopted by the Authority;" and

WHEREAS, such claims and the expenditures thereto for the month of March 2025, are contained in the Financial Report submitted hereto for approval by the Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Atlantic County Improvement Authority that the expenditures contained in the Financial Report for the month of March 2025, are approved pursuant to N.J.A.C. 5:31-4.1(c).



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: June 12, 2025

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 12th day of June 2025.

Timothy D. Edmunds, Executive Director

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

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

WHEREAS, the Authority is subject to rules and regulations promulgated by the State of New Jersey, Department of Community Affairs, Division of Local Government Services, including N.J.A.C. 5:31-4.1(c) regarding the approval and payment of claims which requires the "governing body (of the Authority) shall approve or disapprove all claims in accordance with Regulations adopted by the Authority;" and

WHEREAS, such claims and the expenditures thereto for the month of April 2024, 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 April 2025, are approved pursuant to N.J.A.C. 5:31-4.1(c).



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: June 12, 2025

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 12th day of June 2025.

Timothy D. Edmunds, Executive Director

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT
AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO RENEW
THE SHARED SERVICES AGREEMENT WITH THE ATLANTIC
COUNTY UTILITIES AUTHORITY TO PROVIDE CERTAIN
ADMINISTRATIVE SERVICES TO THE AUTHORITY**

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, under a shared services agreement, the Atlantic County Utilities Authority ("ACUA") has provided the Authority administrative support in the area of Human Resources including Payroll, Health Benefits and Pension Administration, administration of Vacation, Sick and Personal leave and the administration of unemployment benefits, as well as Purchasing activities; and

WHEREAS, because the ACUA administers those activities for its 250 employees and is subject like the Authority to the Local Public Contracts Law the shared service arrangement has proven to maximize efficiencies and be beneficial for the Authority; and

WHEREAS, the current agreement is for ACUA to provide those services to the Authority for an amount not-to-exceed \$5,000.00 to be billed on an hourly rate, and proposes to renew the agreement for an additional year under the same terms and conditions; 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; and

WHEREAS, staff recommends to the Board of Commissioners that it is in the best interests of the Authority to share these certain administrative services in accordance with the proposal.

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 extension to the Shared Services Agreement with the Atlantic County Utilities Authority for the ACUA to provide certain administrative services to the Authority for an amount not to exceed \$5,000.00 from July 17th, 2025, until July 16th, 2026.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: June 12th, 2025

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 12th day of June 2025.

Timothy D. Edmunds, Executive Director

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT
WITH BLANEY, DONOHUE & WEINBERG P.C. TO SERVE AS THE
AUTHORITY'S LABOR & EMPLOYMENT COUNSEL FROM JULY 1, 2025, TO
JUNE 30, 2026**

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, the Authority has the right, pursuant to said Act, to hire legal counsel for its essential purposes; and

WHEREAS, on April 24, 2025, the Authority advertised in accordance with the requirements of N.J.S.A. 19: 44A-20.4 through a fair and open process soliciting firms to submit qualifications and fee proposals for the provision of Legal Services as Labor and Employment Counsel for a one-year period from July 1, 2025, through June 30, 2026; and

WHEREAS, as of May 8, 2025, the Authority received proposals from the following three law firms: Cooper Levenson P.A., Attorneys at Law of Atlantic City NJ; Blaney, Donohue & Weinberg, P.C., of Avalon, NJ; and the Padula Law Group LLC, of Shrewsbury, NJ; and

WHEREAS, the responses that have been submitted were reviewed and evaluated by General Counsel and the Executive Director of the Authority; and

WHEREAS, based upon the aforesaid review it is the recommendation of the Executive Director and General Counsel that, considering the qualifications and fee structure presented, the law firm of Blaney, Donohue & Weinberg P.C. be appointed as Labor & Employment Counsel to the Authority; and

WHEREAS, the Authority is desirous of entering into a contract with the firm of Blaney, Donohue & Weinberg, P.C. for the purposes of serving as Labor & Employment Counsel to the Authority for the period from July 1, 2025, to June 30, 2026, to provide such service at an hourly rate of \$175 per hour for Attorneys and \$95 per hour for Paralegals and certain reimbursables; and

WHEREAS, such services are classified as Professional Services pursuant to N.J.S.A. 40A:11-1(a)(i) and as such are 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 authorized to execute a contract with Blaney, Donohue & Weinberg, P.C., to serve as Labor & Employment Counsel to the Authority, for the period from July 1, 2025, to June 30, 2026.



Roy M. Foster, Chairman



Edwin G. Blake, Secretary

ADOPTED: June 12, 2025
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 12th day of June 2025.

Timothy D. Edmunds, Executive Director

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO
EXECUTE AN AGREEMENT WITH LANDBERG CONSTRUCTION, LLC
IN THE AMOUNT OF \$1,426,473.13 REGARDING ATLANTIC COUNTY'S
JUSTICE FACILITY PHASE II PARKING LOT RESURFACING 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 Atlantic County's Animal Shelter Interior Alterations Project (the "Project"); and

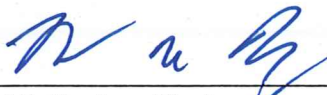
WHEREAS, since the County has engaged professionals for the completion of the design development stage and it is contemplated that the Authority will bid and hold the construction contracts, the Authority proposed to provide full Project Management Services beginning with the Bid Phase through Construction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

WHEREAS, the Board of Commissioners of the Atlantic County Improvement Authority authorized 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 County's Justice Facility Parking Lot Resurfacing Project in the amount of \$38,000.00; and

WHEREAS, the Authority received a response from one bidder on April 30, 2025 from Landberg Construction, LLC in the amount of \$1,426,473.31; and

WHEREAS, staff reviewed all of Landberg Construction, LLC's required bid documentation and finding all in order, recommends an award to Landberg in the amount of \$1,426,473.31.

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of the Atlantic County Improvement Authority hereby authorize the Executive Director to execute an Agreement with Landberg Construction, LLC in the amount of \$1,426,473.31 for parking lot resurfacing at the County's Justice Facility and to further authorize the Executive Director to amend the Shared Services Agreement with the County of Atlantic to include the cost of the construction contract with Shore Landberg.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: June 12th, 2025

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 12th day of June 2025.

Timothy D. Edmunds, Executive Director

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE
AN AGREEMENT WITH LANDBERG CONSTRUCTION IN THE AMOUNT OF
\$553,905.33 REGARDING ATLANTIC COUNTY'S STILLWATER COMPLEX
PAVING 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 Atlantic County's Stillwater Complex Paving project (the "Project"); and

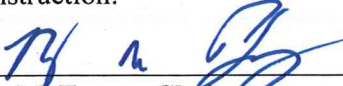
WHEREAS, since the County has engaged professionals for the completion of the design development stage and it is contemplated that the Authority will bid and hold the construction contracts, the Authority proposed to provide full Project Management Services beginning with the Bid Phase through Construction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

WHEREAS, the Board of Commissioners of the Atlantic County Improvement Authority authorized 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 County's Stillwater Complex Paving project in the amount of \$17,143.00; and

WHEREAS, The Authority received responses from bidders on June 3rd, 2025 from three (3) bidders to its solicitation for the Stillwater Complex Paving project with bids ranging from low of \$553,905.33 submitted by Landberg Construction to a high \$1,114,539.80 submitted by Diamond Construction; and

WHEREAS, Staff reviewed all of Landberg's required bid documentation and finding all in order, recommends an award to Landberg Construction in the amount of \$553,905.33.

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of the Atlantic County Improvement Authority hereby authorize the Executive Director to execute an Agreement with Landberg Construction in the amount of \$553,905.33 for construction improvements at the County's Stillwater Complex Paving project and to further authorize the Executive Director to amend the Shared Services Agreement with the County of Atlantic to include the cost of the construction contract with Landberg Construction.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: June 12, 2025
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 12th day of June 2025.

Timothy D. Edmunds, Executive Director

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT
WITH CARAVELLA DEMOLITION, INC. FOR THE DEMOLITION OF 109 N.
OHIO 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, by previous resolution adopted on his date, the Board of Commissioners authorized an extension of the shared service agreement with Atlantic City (hereafter the "City") for the Authority to provide Project Management services related to the City-Wide Demolition Program; and

WHEREAS, the City of Atlantic City Bureau of Licensing has determined that the residential structure located at 109 N. Ohio Avenue, Block 330, Lot 32 is in violation of the Uniform Construction code as an unsafe structure, Chapter 104 of the City Code entitled: Buildings Abandoned and Chapter 108 of the City code entitled: Buildings Unfit and is an Imminent Hazard; and

WHEREAS, both the uniform Construction Code and Chapter 108 of the City Code provide for the demolition of the structure as a remedy to the violations; and

WHEREAS, based on that determination the City requested that the Authority proceed with the demolition of the property in accordance with the above referenced agreement; and

WHEREAS, on May 21st, 2025, the Authority received responses to its solicitation for the demolition of the property and five (5) bids were received with fees ranging from a low of \$32,175.00 submitted by Caravella Demolition, Inc. to a high of \$78,331.00 submitted by Neri's Construction & Rentals Inc.; and

WHEREAS, staff and the City reviewed the Caravella Demolition, Inc. response, and determined Caravella Demolitions' is responsive and demonstrates the requisite capabilities; and

WHEREAS, staff recommends that the Authority proceed with the execution of an agreement with Caravella Demolition, Inc., Inc. for an amount not-to exceed \$32,175.00 in accordance with their bid submission.

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 Caravella Demolition, Inc. for an amount not-to exceed \$32,175.00 for the Demolition of the residential structure located at 109 N. Ohio Avenue, Block 330, Lot 32.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: June 12, 2025

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 12th day of June 2025.

Timothy D. Edmunds, Executive Director

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT
WITH TTL SERVICES FOR THE DEMOLITION OF 400 ATLANTIC 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, by previous resolution adopted on his date, the Board of Commissioners authorized an extension of the shared service agreement with Atlantic City (hereafter the "City") for the Authority to provide Project Management services related to the City-Wide Demolition Program; and

WHEREAS, the City of Atlantic City Bureau of Licensing has determined that the residential structure located at 400 Atlantic Avenue, Block 128, Lot 51 is in violation of the Uniform Construction code as an unsafe structure, Chapter 104 of the City Code entitled: Buildings Abandoned and Chapter 108 of the City code entitled: Buildings Unfit and is an Imminent Hazard; and

WHEREAS, both the uniform Construction Code and Chapter 108 of the City Code provide for the demolition of the structure as a remedy to the violations; and

WHEREAS, based on that determination the City requested that the Authority proceed with the demolition of the property in accordance with the above referenced agreement; and

WHEREAS, on May 21st, 2025, the Authority received responses to its solicitation for the demolition of the property and five (5) bids were received with fees ranging from a low of \$55,000.00 submitted by TTL Services to a high of \$116,325.00 submitted by Neri's Construction & Rentals Inc.; and


WHEREAS, staff and the City reviewed the TTL Services response, and determined TTL Services is responsive and demonstrates the requisite capabilities; and

WHEREAS, staff recommends that the Authority proceed with the execution of an agreement with TTL Services for an amount not-to exceed \$55,000.00 in accordance with their bid submission.

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 TTL Services for an amount not-to exceed \$55,000.00 for the Demolition of the residential structure located at 400 Atlantic Avenue, Block 128, Lot 51.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: June 12, 2025

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 12th day of June 2025.

Timothy D. Edmunds, Executive Director

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT
WITH CARAVELLA DEMOLITION, INC FOR THE DEMOLITION OF 427 N.
TENNESSEE 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, by previous resolution adopted on his date, the Board of Commissioners authorized an extension of the shared service agreement with Atlantic City (hereafter the "City") for the Authority to provide Project Management services related to the City-Wide Demolition Program; and

WHEREAS, the City of Atlantic City Bureau of Licensing has determined that the residential structure located at 427 N. Tennessee Avenue, Block 534, Lot 28 is in violation of the Uniform Construction code as an unsafe structure, Chapter 104 of the City Code entitled: Buildings Abandoned and Chapter 108 of the City code entitled: Buildings Unfit and is an Imminent Hazard; and

WHEREAS, both the uniform Construction Code and Chapter 108 of the City Code provide for the demolition of the structure as a remedy to the violations; and

WHEREAS, based on that determination the City requested that the Authority proceed with the demolition of the property in accordance with the above referenced agreement; and

WHEREAS, on May 21st, 2025, the Authority received responses to its solicitation for the demolition of the property and four (4) bids were received with fees ranging from a low of \$86,148.70 submitted by Caravella Demolition, Inc to a high of \$115,000.00 submitted by TTL Services; and

WHEREAS, staff and the City reviewed the Caravella Demolition, Inc response, and determined Caravella Demolition, Inc is responsive and demonstrates the requisite capabilities; and

WHEREAS, staff recommends that the Authority proceed with the execution of an agreement with Caravella Demolition, Inc for an amount not-to exceed \$86,148.70 in accordance with their bid submission.

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 Caravella Demolition, Inc for an amount not-to exceed \$86,148.70 for the Demolition of the residential structure located at 427 N. Tennessee Avenue, Block 534, Lot 28.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: June 12, 2025

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 12th day of June 2025.

Timothy D. Edmunds, Executive Director

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO
EXECUTE AN AMENDMENT TO THE PROFESSIONAL SERVICES
AGREEMENT WITH WILLIAM MCLEES ARCHITECTURE
REGARDING THE MULLICA TOWNSHIP MUNICIPAL COMPLEX**

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, by previous Resolution the Board of the Authority authorized the Executive Director to negotiate and execute a Memorandum of Understanding with Mullica Township regarding the financing and construction of a Municipal Complex ("Project") including authorizing the Authority to engage a design professional and incur certain other predevelopment costs, all of which will be reimbursed by Mullica Township should the project not advance; and

WHEREAS, on May 25, 2022 the Board of Commissioners authorized the Executive Director to execute an Amendment to the Professional Services Agreement with William McLees Architecture for the final design through construction administration for a new Police Station and Renovations to the existing City Hall for an amount not to exceed \$182,460.00; and

WHEREAS, after numerous conceptual plan iterations, a stand alone building design was put out to bid and February 5, 2025 the Authority received five (5) bids ranging from a high of \$5,940,000 to a low of \$5,511,000; and

WHEREAS, with the low bid being \$1,500,000 over budget, the bids were rejected and the Township directed the Authority to have Williams Mclees Architecture prepare a new layout whereby the existing municipal building interior is renovated entirely for the police department and an addition would be constructed for four (4) administrative offices; and

WHEREAS, On May 6, 2025 William Mclees proposed a fee in the amount of \$232,800.00 for architectural services including final design through construction administration for the new layout; and

WHEREAS, staff and representatives of Mullica Township reviewed the proposal and recommend amending the Professional Services Agreement with William McLees Architecture accordingly; and

WHEREAS, in the event that the project does not proceed the Authority anticipates that all costs incurred in this phase will also be reimbursed by Mullica; and

WHEREAS, such services are classified as Professional Services pursuant to N.J.S.A. 40A:11-5 (1)(a)(i) and as such are exempt from the public bidding requirements of the New Jersey Local Public Contracts Law.

NOW, THEREFORE BE IT RESOLVED, that the Executive Director shall be and is hereby authorized to execute, on behalf of the Authority, an Amendment to the Professional Services Agreement with William McLees Architecture for the final design through construction administration for a renovations to the existing City Hall to accommodate the Police Department for an amount not to exceed \$232,800.00 contingent on approval from Mullica Township and

concurrence that the Authority will be reimbursed under the existing Memorandum of Understanding should the financing not proceed.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: June 12, 2025

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 12th day of June 2025.

Timothy D. Edmunds, Executive Director

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A
PROFESSIONAL SERVICES AGREEMENT WITH ARH ASSOCIATES FOR CIVIL
ENGINEERING AND PERMITTING SERVICES REGARDING THE MULLICA
POLICE STATION**

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, by previous Resolution the Board of the Authority authorized the Executive Director to negotiate and execute a Memorandum of Understanding (MOU) with Mullica Township regarding the financing and construction of a Municipal Complex ("Project") including authorizing the Authority to engage a design professional and incur certain other predevelopment costs, all of which will be reimbursed by Mullica Township should the project not advance; and

WHEREAS, said MOU was executed by both parties on December 10, 2020; and

WHEREAS, on April 11, 2024, the Board of Commissioners of the Atlantic County Improvement Authority authorized the Executive Director to execute an Agreement with ARH Associates for civil engineering, Pinelands permitting and septic associated with a stand alone police station; and

WHEREAS, since April of 2024 the scope of the project has changed dramatically and as such a revised site plan and new application to Pinelands is required; and

WHEREAS, on May 28, 2025, the Authority received a proposal from the Township's engineer, ARH Associates in the amount of \$73,700.00 perform civil engineering, permitting and septic design work; and

WHEREAS, Mullica Township declared its intent to use the proceeds of Bonds to pay or reimburse expenditures for the costs of the project.


WHEREAS, in the event that the project does not proceed the Authority anticipates that all costs incurred in this phase will also be reimbursed by Mullica; and

WHEREAS, such services are classified as Professional Services pursuant to N.J.S.A. 40A:11-5 (1)(a)(i) and as such are exempt from the public bidding requirements of the New Jersey Local Public Contracts Law.

NOW, THEREFORE BE IT RESOLVED, that the Executive Director shall be and is hereby authorized to execute, on behalf of the Authority, a Professional Services Agreement with ARH Associates for civil engineering, permitting, Pinelands permitting and septic design for a new Police Station for an amount not to exceed \$73,700.00 contingent on approval from Mullica Township and concurrence that the Authority will be reimbursed under the existing Memorandum of Understanding should the financing not proceed.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: June 12, 2025
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 12th day of June 2025.

Timothy D. Edmunds, Executive Director

**RESOLUTION AUTHORIZING EXECUTION OF A SHARED SERVICES
AGREEMENT WITH THE ATLANTIC CAPE COMMUNITY COLLEGE FOR THE
AUTHORITY TO PROVIDE PROJECT MANAGEMENT/ OWNER'S
REPRESENTATIVE SERVICES FOR THE NEW PUMPING STATION PROJECT AT
THE MAYS LANDING CAMPUS**

WHEREAS, the Atlantic County Improvement Authority ("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 State of New Jersey, with the passage of Chapter 12 Bill S-2139/A3145, has established a process which enables community colleges to submit their capital projects for state funding with a match from their local county; and

WHEREAS, the Board of Trustees of Atlantic Cape Community College (ACCC) intends to award a contract to FM Schiavone in the amount of \$869,000 to construct a new pump station at ACCC's Mays Landing campus; and

WHEREAS, based on those previous experiences, successful completion of projects and the Authority's institutional knowledge of ACCC's campuses and operations, ACCC requested that the Authority submit a proposal to provide Project Consulting/Owners Representative Services for the College's Capital Improvement Projects; and

WHEREAS, on May 15th 2025 the Authority submitted a proposal to provide the requested services outlining the scope of services to be provided and a fee proposal in an amount not to exceed \$26,320.00; 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 a Shared Services Agreement with ACCC for the Authority to provide to provide Project Management/Owners Representative Services for College's Capital Improvement Projects for an amount not to exceed \$26,320.00 in accordance with the proposal, contingent upon approval by the Board of Trustees of ACCC.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: June 12, 2025

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 12th day of June 2025.

Timothy D. Edmunds, Executive Director

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A
SHARED SERVICES PROJECT MANAGEMENT AGREEMENT WITH THE
COUNTY OF ATLANTIC IN THE AMOUNT OF \$16,750.00 REGARDING THE
JUSTICE FACILITY COURTYARD CONCRETE 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 Atlantic County's Stillwater Building 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 and Engineering, a Project Manager, and to a lesser extent some additional time will be required of our administrative staff; and

WHEREAS, the Authority submitted a proposal to oversee the professionals and contractor in accordance with the 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 and it is contemplated that the Authority will bid provide full Project Management Services beginning with the Bid Phase through Construction Closeout; and

WHEREAS, the Authority proposed to provide such services for the project in an amount not to exceed \$30,546.50; and

WHEREAS, the Board of Commissioners of Atlantic County are expected to take formal action on the proposal on June 17th, 2025; 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 authorizes 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 Atlantic County Justice Facility Courtyard Concrete Replacement Project in the amount of \$16,750.00.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: June 12, 2025

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 12th day of June 2025.

Timothy D. Edmunds, P.E., Executive Director

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY
APPOINTING NW FINANCIAL TO SERVE AS FINANCIAL ADVISOR**

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, due to the Authority's activities related to supporting both the Public and Private sectors in the Community with their financing needs, and our continuing role in the Economic/Redevelopment Initiative and other activities, it is appropriate and necessary for the Authority to continue to enlist the services of a Financial Advisor to assist in advancing such efforts and the provide the expertise required to ensure that the interests of the Authority are protected; and

WHEREAS, over the past several years NW Financial has demonstrated their ability to analyze the feasibility of project proposals, structure financing packages, provide advice regarding debt issues and potential debt issues of the Authority, provide guidance related to activities undertaken as part of the Economic Development/Redevelopment Initiative and monitor and ensure compliance with our disclosure requirements on the Electronic Municipal Market Access (EMMA) website ; and

WHEREAS, NW Financial proposed fees in accordance with the attached fee schedule that are consistent with their fees charged over the past several years and are reasonable and consistent with industry standards; and

WHEREAS, NW's team continues to demonstrate the experience, knowledge and capacity to analyze the feasibility of project proposals, structure financing packages and provide advice regarding debt issues and potential debt issues of the Authority; and

WHEREAS, such services are classified as Professional Services pursuant to N.J.S.A. 40A:11-5 (1)(a)(i) and as such are 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 NW Financial is hereby re-appointed to serve as the Authority's Financial Advisor through June of 2026 in accordance with the attached Scope of Services and Fee Schedule.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: June 12th, 2025

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 12th day of June 2025.

Timothy D. Edmunds, Executive Director

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE RENEWAL
AGREEMENT #3 WITH THE COUNTY OF ATLANTIC FOR THE PURPOSES
OF ACCEPTING FUNDING FOR CERTAIN ECONOMIC DEVELOPMENT
INITIATIVES AND FURTHER PROVIDING FOR THE DISBURSEMENT OF
SAID FUNDS; 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 (hereinafter referred to as "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; 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 County of Atlantic has taken a leadership role in the development of economic development initiatives for the County, including initiatives relative to the National Aerospace Research & Technology Park; and

WHEREAS, on March 29, 2016, the County and the ACIA entered into an Agreement concerning funding for economic development and redevelopment initiatives (the "Agreement" hereinafter) whereby funds are paid to the ACIA to assist with economic development and redevelopment initiatives undertaken by the Atlantic County Economic Alliance (the "ACEA") and the National Aerospace Technology Park, Inc., (the "NARTP"); and

WHEREAS, the County and the ACIA entered into a first renewal agreement on April 13, 2020, and a second renewal agreement on August 25, 2020, whereby annual funding totaling \$400,000 per annum has been allocated to the NARTP and totaling \$500,000 per annum has been allocated to the ACEA; and

WHEREAS, the County and ACIA desire to renew and amend the Agreement for a term commencing on January 1, 2026, and ending on December 31, 2030, as authorized by Atlantic County Commissioner Resolution #287, adopted on May 20, 2025; and

WHEREAS, the ACIA entered into Agreements with the SARTP/NARTP and ACEA providing for the disbursement of said funds provided by the County, which Agreements were subsequently modified by First and Second Amendments providing, *inter alia*, for extensions of the funding provided and the ACIA now desires to enter into a Third Amendment with both the NARTP and ACEA further extending funding through December 30, 2030.

NOW, THEREFORE, BE IT RESOLVED by the Board of the Atlantic County Improvement Authority as follows:

1. That the Executive Director shall be and is hereby authorized execute the extension of the Agreement with the County whereby the Authority shall accept funding from the County in the

amount of Five Hundred Thousand Dollars (\$500,000) annually, in installments commencing January 1, 2026, for a period of five (5) years to fund the Atlantic County Economic Alliance; and

2. That pursuant to the extension of the Agreement the Authority shall also receive the sum of Four Hundred Thousand Dollars (\$400,000) annually, in installments commencing January 1, 2026, for a period of five (5) years to fund the National Aviation Research and Technology Park; and

3. Funding shall be paid in installments by the County to the Authority on or about February 1st, May 1st, August 1st, and November 1st of each year; and

4. Authorizing the Executive Director to enter into a Third Amendment to the existing Agreements so as to provide for additional funding to the NARTP and ACEA consistent with the funding to be provided by the County; and

5. All other terms and conditions of the aforementioned Agreements shall remain in full force and effect.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: June 12, 2025

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 12th day of June 2025.

Timothy D. Edmunds, Executive Director