

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH
DELPHI CONTRACTING FOR THE DEMOLITION OF
1816 LINCOLN AVENUE, 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 resolution adopted November 14, 2019 the Board of Commissioners of the Atlantic County Improvement Authority authorized a shared services agreement with Atlantic City for the Authority for the purposes of holding contracts and providing program administration and project management services for the City-Wide Demolition Program ("Scope of Services"); and

WHEREAS, the City of Atlantic City Bureau of Licensing has determined that the residential structure located at 1816 Lincoln Avenue 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

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 issued a Request for Bid proposals on May 27th, 2020; and

WHEREAS, on June 17th, 2020 the Authority received five (5) proposals for the requested scope of services ranging from a low of \$34,375.00 submitted by Delphi Contracting to a high of \$66,665.00; and

WHEREAS, the Authority's staff reviewed the response from Delphi and found the required documentation and proposed scope of services to be in order and recommends award to Delphi Contracting for an amount not to exceed \$34,375.00.

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 Delphi Contracting for the demolition of the property located 1816 Lincoln Avenue in Atlantic City for an amount not-to-exceed \$34,375.00.



Roy M. Foster, Chairman



Edwin G. Blake, Secretary

ADOPTED: July 9th, 2020

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 9th day of July, 2020.

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE CONTRACTS WITH
ALL-STATE WRECKING FOR THE DEMOLITION OF
344/346 N. CONNECTICUT AVENUE, 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 resolution adopted November 14, 2019 the Board of Commissioners of the Atlantic County Improvement Authority authorized a shared services agreement with Atlantic City for the Authority for the purposes of holding contracts and providing program administration and project management services for the City-Wide Demolition Program ("Scope of Services"); and

WHEREAS, the City of Atlantic City Bureau of Licensing has determined that five (5) structures including the two (2) attached residential structures located at 344/346 N. Connecticut Avenue are in violation of the Uniform Construction code as unsafe structures, Chapter 104 of the City Code entitled: Buildings Abandoned and Chapter 108 of the City code entitled: Buildings Unit; 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 properties in accordance with the above referenced agreement and issued a Request for Bid proposals on May 27th, 2020; and

WHEREAS, on June 17th, 2020 the Authority received five (5) proposals for the requested scope of services for the five structures consisting of four separate projects; and

WHEREAS, by previous resolution on this date the Board of Commissioners was requested to authorize an award to Delphi Contracting for one of four projects; and

WHEREAS, All-State Wrecking submitted to lowest proposed fee for the remaining three projects; and

WHEREAS, the Authority's staff reviewed the responses from All State Wrecking and found the required documentation and proposed scope of services to be in order however, All State Wrecking is a relatively new company and the Authority has no previous experience with them, and

WHEREAS, staff is recommending an initial award of one of the projects, the demolition of 344/346 N. Connecticut Avenue as a representative project and based upon its successful completion in accordance with the requested scope of services as determined by the Executive Director and Director of Projects, executing the award of the remaining contracts; and

WHEREAS, the fee proposals for 344/346 N. Connecticut Avenue ranged from a low of \$53,900.00 submitted by All-State Wrecking to a high of \$117,700.00.

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 All State-Wrecking for the demolition of the structures located at 344/346 N. Connecticut Avenue in Atlantic City for an amount not-to-exceed \$53,900.00.

Roy M. Foster, Chairman

Edwin G. Blake, Secretary

ADOPTED: July 9th, 2020

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 held on the 9th day of July 2020.

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE CONTRACTS WITH
ALL-STATE WRECKING FOR THE DEMOLITION OF 234 N ARIZONA AVENUE
AND 42 N. CONNECTICUT AVENUE, 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 resolution adopted November 14, 2019 the Board of Commissioners of the Atlantic County Improvement Authority authorized a shared services agreement with Atlantic City for the purposes of the Authority holding contracts and providing program administration and project management services for the City-Wide Demolition Program; and

WHEREAS, the City of Atlantic City Bureau of Licensing has determined that five (5) structures including the two (2) attached residential structures located at 344/346 N. Connecticut Avenue are in violation of the Uniform Construction code as unsafe structures, Chapter 104 of the City Code entitled: Buildings Abandoned and Chapter 108 of the City code entitled: Buildings Unit; 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 properties in accordance with the above referenced agreement and issued a Request for Bid proposals on May 27th, 2020; and

WHEREAS, on June 17th, 2020 the Authority received five (5) proposals for the requested scope of services for the five structures consisting of four separate projects; and

WHEREAS, by previous resolution on this date the Board of Commissioners was requested to authorize an award to Delphi Contracting for one of four projects; and

WHEREAS, All-State Wrecking submitted to lowest proposed fee for the remaining three projects; and

WHEREAS, the Authority's staff reviewed the responses from All State Wrecking and found the required documentation and proposed scope of services to be in order however, All State Wrecking is a relatively new company and the Authority has no previous experience with them, and

WHEREAS, staff recommended an initial award of one of the projects, the demolition of 344/346 N. Connecticut Avenue as a representative project and based upon its successful completion in accordance with the requested scope of services as determined by the Executive Director and Director of Projects, executing the award of the remaining contracts; and

WHEREAS, accordingly, by previous resolution on this date, the Board of Commissioners authorized an award to All-State Wrecking for the demolition of 344/346 North Connecticut Avenue, and submitted by All-State Wrecking to a high of \$63,801.10; and

WHEREAS, the fee proposals for 234 N. Arizona Avenue ranged from low of \$25,300.00

WHEREAS, the fee proposals for 42 N. Connecticut Avenue ranged from low of \$36,300.00 submitted by All-State Wrecking to a high of \$64,900.00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Atlantic County Improvement Authority that contingent upon the determination of the Executive Director and the Director of Projects that the performance of All-State Wrecking under the previously approved demolition of 344/346 N. Connecticut was satisfactory, the Executive Director is authorized to execute separate agreements with All State-Wrecking for:

1) the demolition of the structure located at 234 N. Arizona Avenue in Atlantic City for an amount not to exceed \$25,300.00 and,

2) an agreement for the demolition of 42 N. Connecticut Avenue in Atlantic City for an amount not-to-exceed \$36,300.00.

BE IT FURTHER RESOLVED, that if it is determined by the Executive Director and the Director of Projects that the performance of All-State Wrecking under the previously approved contract was not satisfactory, the Executive Director is authorized to execute agreements with the next lowest responsible bidders for the properties as follows:

1) with American Demolition in an amount not to exceed \$32,450.00 for the structure located at 234 N. Arizona Avenue in Atlantic City, and

2) with Delphi Contracting in an amount not to exceed \$40,656.00 for the structure located at 42 N. Connecticut Avenue in Atlantic City.

Roy M. Foster, Chairman



Edwin G. Blake, Secretary



ADOPTED: July 9th, 2020

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 9th day of July 2020.

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT
AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO
RENEW THE LEASE WITH THE NATIONAL AVIATION RESEARCH
AND TECHNOLOGY PARK REGARDING THE PREMISES LOCATED
AT THE NATIONAL AVIATION RESEARCH & TECHNOLOGY PARK**

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

WHEREAS, the Authority has determined to undertake the development of the first building of the National Aviation Research & Technology Park (the "Aviation Park Project"); and

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

WHEREAS, the National Aviation Research and Technology Park Corporation ("NARTP") and their presence in the Aviation Research and Technology Park 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 authorized the execution of a lease with the National Aviation Research and Technology Park Corporation 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, the NARTP has entered or will enter into a Memorandum of Understanding with the Atlantic County Economic Alliance (ACEA) that will provide operational support and funding to NARTP; and

WHEREAS, the NARTP has requested the approval of the ACIA as Landlord to sub-lease a portion of their space to ACEA as Sub-Tenant and proposed that as a condition of that approval, for as long as the Sub-Tenant remains in the space, NARTP agrees to pay the Landlord the amount of \$35,000.00 per year in lieu of rent; and

WHEREAS, enhancing the revenue stream will support the long term viability of the project and co-locating the two entities will facilitate the advancement of the Aviation HUB and related Economic Development initiatives.

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 Aviation Research and Technology Park Corporation for 4,075 Rentable Square Feet for one year under the same terms and conditions as the previous year except that NARTP agrees 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 remains in effect.

Roy M. Foster, Chairperson



Edwin G. Blake, Secretary



ADOPTED: July 9th, 2020

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 9th day of July 2020.

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT
AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO
APPROVE A SUB-LEASE BETWEEN THE NATIONAL AVIATION
RESEARCH AND TECHNOLOGY PARK CORPORATION ("NARTP")
AND THE ATLANTIC COUNTY ECONOMIC ALLIANCE ("ACEA")
AT 600 AVIATION RESEARCH BOULEVARD**

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

WHEREAS, the Authority has determined to undertake the development of the first building of the National Aviation Research & Technology Park (the "Aviation Park Project"); and

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

WHEREAS, as a component of Atlantic County's Economic Development Strategy and Action Plan the ACEA was established three years ago consisting of private businesses and public entities to attract targeted industries, to seek industry diversification and to foster a strong entrepreneurial system and, along with Atlantic County and the Authority, has a critical role in the advancement of initiative design to enhance the regional economy; and

WHEREAS, the ACEA and NARTP will enter into a Memorandum of Understanding that will provide operational support and funding to NARTP; and

WHEREAS, by previous resolution adopted today, the Board of Commissioners of the Atlantic County Improvement Authority authorized the renewal of the lease agreement between the Authority and NARTP for 4,075 square feet at 600 Aviation Research Boulevard for a period of one year; and

WHEREAS, the ACEA is in need of approximately 475 Square Feet of space for its offices and the NARTP has requested the approval of the Authority as Landlord to sub-lease approximately that amount of space to ACEA as Sub-Tenant, for which they have already obtained the required approval of the Federal Aviation Administration; and

WHEREAS, co-location of the entities will provide certain advantages including facilitating that operational support and accelerating the advancement of initiatives through the frequent interaction that the arrangement will provide; and

WHEREAS, upon approval of the sub-lease, the aforementioned support and funding agreement will provide sufficient funds for the NARTP to provide a payment in lieu of rent to the Authority in the amount of \$35,000.00; and

WHEREAS, enhancing the revenue stream will support the long term viability of the project and co-locating the two entities will facilitate the advancement of the Aviation HUB and related Economic Development initiatives.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Atlantic County Improvement Authority that the Sub-lease between the NARTP and ACEA for approximately 475 square feet is approved subject to a payment in lieu of rent in the amount of \$35,000.00 for the year by the NARTP to the Authority.

Roy M. Foster, Chairperson

ADOPTED: July 9th, 2020

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 9th day of July 2020.

Edwin G. Blake, Secretary

