



## AGENDA

### ATLANTIC COUNTY IMPROVEMENT AUTHORITY

1333 Atlantic Avenue, 7th Floor  
Atlantic City, NJ 08401  
Telephone (609) 343-2390 Fax (609) 343-2188

### MONTHLY BOARD MEETING

**TUESDAY** – September 13<sup>th</sup>, 2016 - 4:00 P.M.

Location: 1333 Atlantic Avenue, 7th Floor  
Atlantic City, NJ 08401

#### I. OPENING STATEMENT & ROLL CALL

#### II. MINUTES

##### A. Minutes of the August 3<sup>rd</sup>, 2016 Board Meeting

Attachment #1

The Board will be asked to approve the minutes as presented or as corrected.

##### B. Minutes of the August 16<sup>th</sup>, 2016 Board Meeting

Attachment #2

The Board will be asked to approve the minutes as presented or as corrected.

#### IV. FINANCIAL REPORT

##### A. Financial Report from July 2016

Attachment #3

The Board will be asked to approve, by resolution, the expenditures contained in the Financial Report for July 2016.

#### IV. EXECUTIVE DIRECTOR'S REPORT

##### A. CONTRACTS AWARDED - Authorized by Executive Director

There were no contracts authorized by the Executive Director for an amount under the public bidding threshold (\$17,500) as established pursuant to P.L. 1985 Chapter 469.

**B. AUTHORITY UPDATE - BARLINVIS APARTMENTS**

The Pleasantville Community Development Corporation will provide an update on the status of the Project and the recent Physical Needs Assessment.

**V. BOARD ACTIONS**

**A. BARLINVIS**

**1. Physical Needs Assessment Improvements Attachment #4**

The Board may be asked to authorize certain expenditures for physical improvements identified in the recent physical needs assessment for Barlinvis.

**B. ADMINISTRATIVE**

**1. ACIA Annual Audit Contract Attachment #5**

The Board will be asked to approve a resolution authorizing the Executive Director to execute a contract with Holman-Frenia-Allison, P.C. to perform an accounting audit for the year ending December 31, 2016 for an amount not to exceed \$25,600.00 per year.

**C. COMMUNITY DEVELOPMENT**

**1. Amendment to the CHDO Agreement with PHRC Attachment #6**

The Board will be asked to adopt a resolution authorizing the Executive Director to amend September 23<sup>rd</sup>, 2015 agreement the Pleasantville Housing and Redevelopment Corporation to re-direct the entire \$150,000.00 from the previously described NEP Project and provide another \$60,000.00 for a total of \$210,000 in HOME Investment Partnership Program CHDO set-aside funds to the new project consisting of the acquisition and rehabilitation of two homes for sale or rent to income qualified households.

**D. PROJECT MANAGEMENT**

**1. Amendment to the Atlantic City Demolition Agreement Attachment #7**

The Board will be asked to adopt a resolution authorizing the Executive Director to amend the agreement with the City of Atlantic City for the Authority to provide Project Management Services demolition for an additional \$40,000.00.

**2. SARTP- Marketing and Leasing Award**

**Attachment #8**

The Board may be asked to authorize an agreement with \_\_\_\_\_ to provide Marketing and Leasing Services to the Authority for Building #3 at the Stockton Aviation Research and Technology Park.

**3. Bid Award- County ADA Improvements**

**Attachment #9**

The Board will be asked to authorize the award and execution of an agreement for ADA Entrance Improvements to the County's Stillwater Building in Northfield to Joseph Porretta Builders Inc. for an amount not-to-exceed \$200,117.50.

**E. FINANCING**

**1. Stockton Aviation Research and Technology Park Building #3**

**a. Certification of review of LFB findings and Recommendations**

**Attachment #10**

The Board will be asked to certify that in accordance with the requirements of N.J.S.A. 40A:5A-7 that they have reviewed the findings and recommendations of the Local Finance Board regarding the Authority's issuance of not to exceed \$15,500,000 aggregate principal amount of County Guaranteed Project Notes and/or Revenue Bonds to help finance the Stockton Aviation Research and Technology Park.

**b. Reimbursement Resolution**

**Attachment #11**

The Board will be asked to adopt a resolution authorizing the reimbursement of certain prior Project Costs incurred from the proceeds of those Project Debt Obligations.

**c. Authorization of Documents Related to CRDA Financing**

**Attachment #12**

The Board will be asked to authorize the execution of certain documents and agreements including a Leasehold Mortgage and Security Agreement and an Assignment of Rents, related to the portion of the project financed by the Casino Reinvestment Development Authority.

**2. Governmental Pooled Financing Program**

**a. Bond Resolution**

**Attachment #13**

The Board will be asked to authorize and direct the issuance and sale of its not-to-exceed \$16,500,000 Atlantic County Improvement Authority 2016 County Guaranteed Governmental Loan Revenue Bond and authorize and direct the execution of the related Trust Indentures, Loan Agreements, Bond Purchase Contracts or other similar documents, official statements or other similar documents and related instruments and authorizing other actions in connection herewith.

**b. Delegating Resolution**

**Attachment #14**

Resolution of The Atlantic County Improvement Authority with Respect to The Delegation of the Power to Sell and to Award Governmental Loan Revenue Bonds, Series 2016 Of The Authority and to Determine Other Matters Pertaining to Such Bonds.

**c. Certification of review of LFB findings and Recommendations**

**Attachment #15**

The Board may be asked to certify that in accordance with the requirements of N.J.S.A. 40A:5A-7 that they have reviewed the findings and recommendations of the Local Finance Board regarding the Authority's issuance of not to exceed \$16,500,000 Atlantic County Improvement Authority 2016 County Guaranteed Governmental Loan Revenue Bonds.

**3. Stockton Atlantic City Campus Redevelopment Project**

**a. Certification of review of LFB findings and Recommendations**

**Attachment #16**

The Board will be asked to certify that in accordance with the requirements of N.J.S.A. 40A:5A-7 that they have reviewed the findings and recommendations of the Local Finance Board regarding the Authority's issuance of its not-to-exceed: (I) \$85,000,000 Stockton University General Obligation Lease Revenue Bonds (Stockton University Project), Series 2016A; and (II) \$60,000,000 County Guaranteed Revenue Bonds (Stockton University Project), Series 2016B.

**F. ECONOMIC DEVELOPMENT**

**1. Atlantic County Economic Development Alliance Loan Increase**

**Attachment #17**

The Board will be asked to authorize an additional \$40,000.00 to the start-up loan to the Atlantic County Economic Development Alliance for an amended amount not to exceed \$60,000.00.

**VI. EXECUTIVE SESSION**

**VII. PUBLIC COMMENTS**

**VIII. OTHER BUSINESS**

**IX. ADJOURNMENT**