

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE EXECUTIVE DIRECTOR TO ENGAGE THE LAW FIRM OF
HARRIS BEACH PLLC; AUTHORIZING THE CREATION OF A COMMUNITY
DEVELOPMENT ENTITY TO BE KNOWN AS ACIA COMMUNITY DEVELOPMENT
LLC; AUTHORIZING THE CREATION OF A SEPARATE ENTITY TO BE KNOWN
AS ACIA DEVELOPMENT CORPORATION; AUTHORIZING THE
PROMULGATION AND PUBLICATION OF AN RFP FOR PROFESSIONAL
SERVICES ON BEHALF OF THE COMMUNITY DEVELOPMENT CORPORATION;
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, 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 Authority has been advised by its professional consultants that the New Markets Tax Credit (NMTC) Program, that was established as part of the Community Renewal Tax Relief Act of 2000, would be of benefit to the Authority in facilitating the purposes set forth above; and

WHEREAS, in order for the Authority to participate in the NMTC it is necessary that a Community Development Entity (CDE) be created, with a primary mission of said entity being that of investing in qualified low-income communities; and

WHEREAS, in order to qualify as a CDE it is necessary that the Authority partner with a separate entity, which entity would serve as a nominal member of the CDE limited liability corporation; and

WHEREAS, in order to create the aforesaid CDE and the nominal corporate member of the CDE it will be necessary to engage legal counsel with specialized knowledge and experience in this area of the law and the Authority has been advised that the law firm of Harris Beach PLLC possesses such knowledge and experience; and

WHEREAS, once said CDE, and the necessary nominal corporate member of the CDE, have been appropriately created and thereafter registered as necessary so as ultimately to secure

funding through the Community Development Financial Institutions Fund (CDFI), it will be necessary to engage an entity to provide professional services in order prepare and submit an application or applications with the CDFI for an appropriate allocation pursuant to the NMTC Program.

NOW, THEREFORE BE IT RESOLVED, that the Executive Director is hereby authorized to engage, on behalf of the Authority, the law firm of Harris Beach PLLC so as to provide the Authority with the professional legal services necessary to create and establish a CDE, as referred to above, as well as to create and establish a separate corporate entity to serve as a corporate partner to the ACIA in the aforesaid CDE with said professional services to be in an amount not to exceed \$3,500.00; and

IT IS FURTHER RESOLVED, that the Executive Director shall be and is hereby authorized to execute any and all necessary documents on behalf of the Authority so as to actually create a Community Development Entity which shall be known as "ACIA Community Development LLC"; and

IT IS FURTHER RESOLVED, that the Executive Director shall be and is hereby authorized to execute any and all necessary documents on behalf of the Authority so as to create a separate entity, which entity will serve as a partner with the Authority in the aforesaid Community Development Entity, which entity shall be known as "ACIA Development Corporation"; and

IT IS FURTHER RESOLVED, that the Executive Director shall be and is hereby authorized to promulgate and publish a Request for Proposals for the requisite professional services so as to assist the Authority in making the necessary application(s) for allocation of NMTC with the CDFI.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: November 6, 2015

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 ____ day of November, 2015.

**RESOLUTION AUTHORIZING AN AGREEMENT BETWEEN THE ATLANTIC
COUNTY IMPROVEMENT AUTHORITY AND COMMUNITY CHAMPIONS
CORPORATION 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 mitigateing 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, on October 2nd, 2015 the ACIA requested proposals from qualified individuals and firms to provide such a County-wide registration program and on October 23,

2015 received two proposals in response from New Vistas Corporation of Northfield, NJ and Community Champions Corporation from Melbourne, Florida; 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, Community Champions 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: Community Champions to receive a flat fee of \$100.00 per house; the second \$100.00 shall be disbursed by Community Champions Corporation 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 Community Champions for the administration of the Atlantic County Wide Foreclosure Registry System through December 31, 2016, with an option to renew annually for four additional years.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: November 6, 2015

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 _____ day of November, 2015.

**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 Community Champions Corporation to administer the program on behalf of the Authority; and

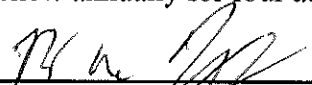
WHEREAS, the Authority and participating municipalities now wish to enter into a Shared Services Agreement for the participation of the municipalities into the County-wide

registration program established by the County and administered by Community Champions Corporation through December 31, 2016 with an option to renew annually for four additional years; and

WHEREAS, Community Champions Corporation shall receive a flat fee of \$100.00 per house; the second \$100.00 shall be disbursed by Community Champions Corporation to the Municipality; the County shall receive no more than \$100.00 per house; any registration fee amount in excess of \$300.00 shall be retained by the 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 Community Champions Corporation through December 31, 2016, with an option to renew annually for four additional years.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: November 6, 2015

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 _____ day of November, 2015.