

ACIA

Atlantic County Improvement Authority



2004 Annual Report

The Atlantic County Improvement Authority was created by a Resolution of the Board of Chosen Freeholders of Atlantic County on February 8, 1961, pursuant to the New Jersey County Improvement Authority Law.

The general purposes of the Authority are to plan, finance, and construct a wide range of public improvements, housing projects, projects undertaken by non-profit organizations, transportation facilities, and convention facilities. The Atlantic County Improvement Authority was the first such authority to be instituted in New Jersey.

The Authority is directed by a seven-member Board of Commissioners who are appointed by the Atlantic County Executive, who also serves as an Ex-Officio member of the Board. The Authority is required to comply with the provisions of the Open Public Meetings Act and the Local Public Contracts Law.

We are unique due to our financing and administrative capabilities, and the extensive construction management experience of our staff. This distinctive combination enables us to provide assistance to ensure projects are completed in a cost effective and professional manner.

We continue to work throughout Atlantic County with our Community Development (CD) office and our Pooled Loan Program. Through the Community Development Block Grant Program, the HOME Investment Partnership Program, various State programs and funds recaptured from previous activities, the CD office allocates over \$2,000,000 annually to fund projects in Atlantic County municipalities. The pool has purchased over \$141,000,000 of municipal and authority bonds since 1987.

Throughout its existence the Atlantic County Improvement Authority has been responsible for the financing and construction management of major public development projects vital to the economic future of Atlantic County and New Jersey. These included the largest public project in the County's history, the Atlantic City Convention Center, as well as numerous other projects presented on the following pages.

ACIA

Atlantic County Improvement Authority

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Chairperson's Message

The Atlantic County Improvement Authority (ACIA) experienced several changes during 2004, and the agency continues to make a significant impact throughout this county. ACIA was project manager for the long-awaited Atlantic County Criminal Court Complex, which opened at its new location in Mays Landing on May 3, 2004. This 176,000 square foot complex houses criminal court operations, the Sheriff's Office and the Office of the County Prosecutor.

ACIA provided relocation services for the Atlantic City Board of Education (ACBOE) for the new Sovereign Avenue and New York Avenue Schools. The venture involved the successful relocation of homeowners, tenants and businesses that enabled the ACBOE to build the new schools. ACIA also continues its role as project manager for the \$90 million renovation of the Historic Boardwalk Hall.



Dr. Juanita High
Chairperson

Under the auspices of the Office of Community Development, ACIA has served as project manager for several initiatives throughout Atlantic County including the Three Bridges Project in Egg Harbor City and Galloway Township, the Linwood Senior Center, Buena Borough Parking Facilities, and drainage infrastructure repair and replacement in Brigantine. ACIA continues to operate the homeownership program that provides up to \$15,000 in assistance to first-time homebuyers.

Thomas M. Boyd, former ACIA Executive Director, retired on December 31, 2003 after twenty-five years with the Authority, including the past eight years as Executive Director. County Executive Dennis Levinson recognized Mr. Boyd's achievements with a plaque, and the Improvement Authority paid tribute to him for his outstanding contributions to the agency.

The ACIA Commissioners appointed John C. Lamey, Jr. as Executive Director in March 2004. He has previously served as Director of Community Development for the Authority since 2000 and continues in that role. Mr. Lamey continues the tradition of commitment, creativity and vitality that are characteristic of ACIA leaders.

The ACIA Executive Office relocated to the former Criminal Court Building in Mays Landing in December 2004. This move has enabled the consolidation of the various Authority components under one roof. We will continue to maintain a presence in Atlantic City.

The ACIA Commissioners wish to express our deep appreciation to John Holzermer, a long-time member who served several years as chairman, upon his retirement from the Board. On behalf of my fellow commissioners, I wish to welcome Robert Tarby of the New Jersey Regional Council of Carpenters as a new member. We look forward to working with him as we continue our efforts on behalf of ACIA.

I wish to take this opportunity to thank my fellow commissioners for their dedicated service to ACIA. We look forward to another productive year as we launch various new initiatives.

Best wishes,

A handwritten signature in black ink that reads "Juanita J. High". The signature is fluid and cursive.

Dr. Juanita J. High
Chairperson, Board of Commissioners

Board of Commissioners



Maureen Gallagher-Bugdon
Assistant Chairperson



Michael A. Goloff, CPA
Treasurer



James Penza
Secretary



Edwin G. Blake
Assistant Secretary



Robert J. Tarby, Sr.
Commissioner



Roy M. Foster
Commissioner

Executive Director's Message

Throughout the history of the Atlantic County Improvement Authority, we have been involved in projects that have had a significant positive impact on Atlantic County's quality of life and the economic well being of our residents. Whether our role in a particular activity is project management, financing, community development or some combination of these, the services that we provide are an integral part in ensuring that these projects moved forward toward completion.



John C. Lamey, Jr.
Executive Director

Thanks to the talented and dedicated staff of the Improvement Authority, we continued on this course in 2004. Because of the hard work, experience, expertise and professionalism of these employees, we successfully implemented a wide variety of activities throughout the county. Those activities include the Construction of the new County Criminal Court Complex in Mays Landing, Road and Bridge Reconstruction, Residential and Commercial Facade Projects, ADA Improvements to Public Facilities in various municipalities, a Homebuyers Program, a Housing Rehabilitation Program, the Creation of Affordable Housing, Senior Citizen Projects, Recreation Facilities and Park Improvements, Relocation Services and Demolition; some of which are highlighted in the following pages.

Recently, two people retired from public service that have had a significant impact on the Authority and on me personally. My sincere thanks to Thomas Boyd, who retired as Executive Director of the Authority on December 31, 2003 for his guidance, direction, support and friendship that he gave when he was here and that he continues to provide. I also wish to thank Helen Walsh, who retired at the end of 2004 as Atlantic County Administrator for her support of our efforts and the valuable lessons that she taught me over the years.

I appreciate the confidence in the Authority shown by the County of Atlantic, the Casino Reinvestment Development Authority, the New Jersey Sports and Exposition Authority, the Atlantic City Special Improvement District and various municipalities in continuing to engage us to undertake projects on their behalf. I appreciate the on-going support of Atlantic County Executive Dennis Levinson and the Board of Chosen Freeholders. My thanks to our elected officials, State Senator William Gormley, Assemblymen Francis Blee and Kirk Conover for their on-going confidence in the Authority. Finally, my special thanks to our Board of Commissioners for the on-going guidance, support and direction they provide and their dedication to the Authority.

As we move forward, we are looking to expand our activities to take full advantage of the powers granted to Improvement Authorities. We can provide assistance to public entities and private for profit and non-profit businesses in areas including financing, economic development, housing, redevelopment projects, project management, open space, transportation, tourism and recreational facilities.

Thank you,

John C. Lamey, Jr.
Executive Director

Staff



Front row *(from left to right)*

Annie Reid, David Preston, Christine Torti, Carol Romanski

Back row *(from left to right)*

**Brendan Smith, Richard McGonigal, Joseph Giraldo, John Lamey, Lori Riggs
(Jerome Cormier is not pictured)**

Project Management

During 2004, the Atlantic County Improvement Authority served as the project manager for various projects throughout the County. Those included the construction of the new Atlantic County Criminal Court Complex in Mays Landing, continued renovations to the Historic Atlantic City Boardwalk Hall, road and bridge reconstruction, relocation, and various façade programs in Atlantic City.

Our role varied from project to project and included planning and permitting, selection and oversight of design/development teams, request for proposal and contract administration, contractor oversight and coordination, infrastructure construction, SHPO (State Historic) compliance, environmental assessment and asbestos abatement, and post-construction monitoring.

Following are a few of the projects completed this year.

Atlantic County Criminal Court Complex

The new Atlantic County Criminal Court Complex, located at 4997 Unami Boulevard in Mays Landing, opened on May 3, 2004. The 176,000 square foot complex houses the offices of the county prosecutor and sheriff in addition to the criminal court operations.

As project manager of the \$40 million complex, the Improvement Authority's responsibilities included design and development, contract administration, planning and permit approvals, road construction, utility installation, and post-construction activities.



HUD Disaster Recovery Initiative Atlantic County Three Bridges Project

The ACIA was project manager and held the construction contract for the reconstruction of Jeffers Landing Road in Egg Harbor Township, two bridges in Egg Harbor City, and one bridge in Galloway Township. The Office of Community Development secured \$742,000 in funds for the project from the U.S. Department of Housing and Urban Development.

Boardwalk Hall

The Authority continues to oversee the \$90 million Renovation of the Historic Boardwalk Hall. As part of the project, “The New Atlantic Globe” or “The Mermaid and the Bathing Beauty” by Kenneth Leap of Runnemed, New Jersey, was installed in the entrance in the summer of 2004.



Richmond Avenue School Relocation

The Richmond Avenue School Relocation Project was the third relocation project undertaken by the ACIA on behalf of the Atlantic City Board of Education (ACBOE). This particular site consisted of 26 separate properties, 21 of which were homeowners. The ACIA successfully relocated 21 homeowners and five tenants from the Richmond Avenue site, which will enable the ACBOE to build a new Richmond Avenue School. ACIA assisted two former tenants in becoming homeowners.

Façade Programs

Over the past eight years, the ACIA has acted as project manager for various residential and commercial improvement programs in Atlantic City. Pictured above is one of the properties that recently received façade improvements as part of the Bungalow Park Façade Program. The ACIA also completed the project management of the Westside III and IV Phases of residential façade improvements in 2004 in addition to beginning similar services for the Ducktown and Boston/Sovereign Avenue Commercial Façade Projects. Financing for these projects was provided by the Casino Reinvestment Development Authority.



Before



After

Community Development

Under the direction of the ACIA's Board of Commissioners, and guidance from County Administration, the Office of Community Development administers several programs on behalf of the County and its participating municipalities. Those programs include the **Home Investment Partnership Program (HOME)** and the **Community Development Block Grant Program (CDBG)**. Funds are directed to projects that are designed to meet the goal of the office, which is: "to enhance the quality of Atlantic County and its communities by assisting in the provision of public and community facilities and housing, leading to an improved living environment and expanded economic opportunities principally for persons of low to moderate income."

Programs funded through **HOME** include our Owner Occupied Housing Rehabilitation Program, a Homebuyers Program, and the creation of affordable housing program. Some of the projects completed during 2004 are highlighted below.

Homebuyer's Program

This program is designed to increase home ownership opportunities in Atlantic County by providing down payment and closing cost assistance to low/moderate income families when purchasing a home.

Pictured is Alim Parks who is now a homeowner as a result of the new homebuyers program, which is implemented through the Atlantic County Improvement Authority. Since its inception in 2003, the program has provided assistance to 22 homebuyers.



Housing Rehabilitation

Since 1990, the Office of Community Development has provided over \$10 million to assist over 1,300 resident homeowners throughout Atlantic County. 2004 was the greatest year the housing rehabilitation program has seen since its inception, with \$930,635 being spent on homeowner's homes. The years 2002 and 2003 saw over \$1.3 million spent on housing rehabilitation. Housing rehabilitation takes place in every municipality with the exception of Atlantic City, which has its own housing program. Housing rehabilitation covers a variety of services that include, but are not limited to: emergency heat, emergency wells, roof, plumbing, electric, heating, siding, doors, windows, insulation, septic systems, septic repairs, sewer laterals, water laterals, safety related items, and structural repairs as necessary.

Affordable Housing

Funds from the **HOME Program** were provided to assist in the creation of three affordable housing units. The **HOME** funds helped to offset the construction costs for two single-family homes built by Atlantic Human Resources in Pleasantville, and Habitat for Humanity's Tracy House in Galloway Township. The funds helped the income eligible households to make the transition from renters to homeowners.

Through the **CDBG Program**, we have funded a variety of projects implemented by our municipalities that help to meet our mutual goals.

Ventnor City Hall Elevator

The City of Ventnor used \$252,317 in CDBG funds to install an elevator in the Ventnor City Hall to provide barrier free access to the second floor where Municipal Court and City Commission Meetings are conducted.



Senior Bus Galloway

Community Development Block Grant funds were used to purchase a fully accessible, ADA (Americans with Disabilities Act) compliant bus, complete with a wheelchair lift to accommodate the expansion of Galloway Township's Senior and Social Services Department's program for senior citizens that reside in Galloway Township and Port Republic.

Pleasantville Veterans Memorial Park

The City of Pleasantville utilized \$162,135 in CDBG funds for the construction of Veterans Memorial Park, located across from the former Pleasantville High School. The park provides a beautiful tribute to our country's heroes, as well as a relaxing place for residents to enjoy.



Township Of Mullica Demolition – Spot Demolition

The Township of Mullica used \$37,465 in CDBG funds to demolish several blighted structures to improve neighborhoods within the Colville section; removing unsafe conditions, enhancing the appearance of the neighborhood and thereby increasing property values, which will principally benefit low/moderate income families.

Hammonton Curb Cuts

The Town of Hammonton utilized over \$200,000 in CDBG funds to complete curb and sidewalk replacement in compliance with the ADA.



Buena Vista Township Public Works Garage

\$106,000 was provided to Buena Vista Township to construct a 5,000 square foot addition to its Public Works garage and renovate the existing portion of the building. The additional space provides protection from the weather and helps to extend the useful life for the department's maintenance equipment

Brigantine Evans Boulevard Drainage Project

This project consists of the repair and replacement of drainage infrastructure and street restoration along East Evans Blvd. from Hamilton Place southwardly to and including the intersection of East Evans Blvd. and East Beach Avenue. \$152,598 of CDBG Funds were allocated to assist the residents located in this area who were suffering from poor drainage and extended periods of standing storm water in the street.



Community Development Block Grant Program

Projects Funded 2001 to 2004

\$4.75 million

Absecon	Demolition Housing Rehab Sewer Line ADA Ramp
Brigantine	Drainage Street Reconstruction Civic Center Elevator
Buena Borough	Recreation Field Improvements Park Restroom Improvements Park Improvements
Buena Vista	Street Reconstruction Public Works Garage Demolition Visitor Center Improvements
Corbin City	ADA City Hall
Egg Harbor Township	Sewer Installation Housing Rehab Street Reconstruction
Estell Manor	ADA City Hall
Folsom	Demolition ADA City Hall ADA: Parks & Playgrounds
Galloway Township	Sewer Senior Bus Senior Center
Hamilton Township	Street Reconstruction MIHS Improvements Senior Van ADA Curbs
Hammonton	ADA Curb Cuts, Phase 1, 2 & 3 Housing Rehab
Linwood	ADA Curb Cuts, Phase 1 & 2 Senior Center Roof Senior Center Renovations
Longport	Handicapped Vehicle
Margate	ADA Beach Access ADA Curb Cuts
Mullica Township	Spot Demolition, Phase 1 & 2
Northfield	ADA City Hall ADA Curb Cuts
Pleasantville	Recreation Field Improvements Spot Demolition Veteran's Park Housing Rehab Street Reconstruction
Port Republic	ADA City Hall Senior Bus Housing Rehab
Somers Point	Road Reconstruction Housing Rehab
Ventnor	ADA Elevator ADA Boardwalk Access
Weymouth Township	Demolition Housing Rehab

Financing

As we look towards the future, the Atlantic County Improvement Authority recognizes that a terrific opportunity exists in the area of financing. Although our activities have been somewhat limited in recent years, we are extremely interested in exploring the potential to facilitate public and private development and redevelopment, assist employers, and help local governments reduce the costs of financing. Programs and services we will continue to explore and can make available include: Public and Private Financing, Tax-Exempt and Taxable Bond Financing, Refinancing, Joint Financing (pooling of funds into one bond issue), Lease Purchasing, Redevelopment Financing and Economic Development Financing.

We currently have a variable rate pooled loan program that is available to our municipalities. The program is highlighted below.

Pooled Loan Program

Since 1987, the Atlantic County Improvement Authority's Pooled Loan Program has purchased over \$141,000,000 of Bond Anticipation Notes from seventeen (17) of the County's 23 municipalities, two school districts and three authorities.

In 2004, four municipalities chose to utilize the Pool: Egg Harbor Township, Folsom, Mullica, and Weymouth.

The interest rate on Bonds purchased by the Pool varies monthly. In 2004 the minimum rate was 1.16%, the maximum rate was 2.69%, and the average rate was 2.05%.

Pooled Loans – Cumulative By Participant

<i>Amount</i>	<i>To</i>	<i>Amount</i>	<i>To</i>
\$2,774,000	Absecon	\$2,100,050	Galloway
\$25,365,000	Atlantic City	\$10,511,855	Hammonton
\$9,420,000	ACBOE	\$8,094,200	Linwood
\$31,867,000	ACUA – Solid Waste	\$4,479,665	Longport
\$3,315,000	ACUA – Waste Water	\$2,844,915	Mullica
\$2,479,635	Buena	\$4,501,100	Northfield
\$4,585,900	Buena MUA	\$300,000	Pleasantville
\$600,000	Buena Vista Township	\$2,686,125	Somers Point
\$3,676,000	Egg Harbor City	\$200,000	Somers Point Sewerage
\$19,093,686	Egg Harbor Township	\$350,000	Ventnor
\$1,321,500	Folsom	\$1,060,500	Weymouth
Total = \$141,626,313			

The following few pages provide a list that highlights the activities that the Atlantic County Improvement Authority has been involved in:

Financing and/or Project Management

\$400 + Million

Atlantic City:	Atlantic County Office Building Atlantic County Courthouse Bus Terminal City Hall Convention Center (East Hall renovations) Convention Center (West Hall Construction) Egg Harbor Township Golf Course Free Public Library New Convention Center Oscar E. McClinton Water Front Park Police & Firemen's Memorial Plaza Public Safety Building Rail Terminal SJTA Atlantic City Visitors Welcome Center St. Nicholas of Tolentine Convent Shelter
Egg Harbor Township	FAA Technical Center Administration Building
Hamilton Township	Atlantic County Criminal Courts Complex Atlantic County Special Services School

Roadway and Beautification Projects

\$51.3 Million

Atlantic City	Atlantic City Corridor Delaware Avenue Dr. Martin Luther King Jr. Boulevard Fifth Ward/Tropicana Beautification Project Marina District Second Ward St. Augustine Park
Egg Harbor Township	Jeffers Landing Road
Egg Harbor City	Bridge Reconstruction
Galloway Township	Bridge Reconstruction

Pooled Loan Program Participants**\$141.6 Million**

ACUA	Solid Waste, Waste Water
Atlantic City Board of Ed.	Schools
Borough of Buena	Roads, Lighting System Purchase
Borough of Longport	Renovate City Hall
Buena M.U.A.	Sewerage Treatment Plant Upgrade
Buena Vista Township	Roads
City of Absecon	P.W. Equipment, Fire Pumper, Water Main Ext.
City of Atlantic City	Various
City of Linwood	Water Lines
City of Northfield	Streets
City of Pleasantville	Roads, Fire Equipment
City of Somers Point	Various
Egg Harbor City	Forced Main and Pumping Station
Egg Harbor City Board of Ed.	Renovate Schools
Egg Harbor Township	Various
Folsom Borough	Roads, Fire Pumper
Galloway Township	Roads
Somers Point Sewerage Authority	Sewer System
Town of Hammonton	Various
Township of Mullica	P.W. Equip. Ambulance, Municipal Vehicles, etc.
Ventnor City	Roads
Weymouth Township	Streets, Road Improvements

Housing Financed by Bonds and/or Luxury Tax**3,753 Units**

Atlantic City	Atlantic City Housing Authority Projects
	Barlinvis
	Charles Drew Court
	Garden Court Apartments
	Grammercy Park
	Harrah's Northeast Inlet
	Jacobs Family Terrace
	Liberty Apartments
	Lighthouse Plaza Apartments
	Marina Club
	Metropolitan Plaza
	NJIT Housing Technology Park
	Rental Rehabilitation Program
	Various Facade Programs
	Vermont Plaza Apartments
	Waterside Apartments
Egg Harbor City	Harbor City Apartments