

7-327
K

OPTION AGREEMENT NO. 1

THIS LEASE OPTION AGREEMENT made and entered into by and between the CITY OF ATLANTIC CITY, a municipal corporation of the State of New Jersey, with its principal offices located at 1301 Bacharach Boulevard, Atlantic City, New Jersey 08401, hereinafter referred to as "CITY", and ERNEST TRANS SCHOOL OF TRUCKING, LLC with offices located at 655 Absecon Boulevard, Apt. 202, Atlantic City, New Jersey 08401, hereinafter called "SCHOOL", pursuant to Resolution No. 465 adopted by the Council of the CITY on July 16, 2025, copy of which is attached hereto and made a part hereof.

WHEREAS, the CITY and SCHOOL entered into a Lease Agreement authorized by Resolution No. 448 adopted on August 25, 2021 for the USE OF BADER FIELD TO CONDUCT A TRUCK DRIVING SCHOOL for a period of three (3) years with two (2) one (1) year options to renew; and

WHEREAS, it is necessary and in the City's best interest to exercise the first option provision of the Lease Agreement for one (1) year from July 1, 2025 through June 30, 2026 (the "Option No. 1"); and

WHEREAS, with the exception of the modifications contained herein, all other terms, conditions and provisions of the Lease Agreement and any amendments thereto between the parties shall remain in full force and effect.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City, the Mayor or his designee is hereby authorized to execute and the City Clerk to attest to Option No. 1, to be approved as to form by the City Solicitor, between the City and the SCHOOL for a one (1) year Option from JULY 1, 2025 THROUGH JUNE 30, 2026.

The SCHOOL represents that it is in compliance with all laws of the State of New Jersey, all Ordinances of the City, including Ordinance No. 24 of 1993, Executive Order No. 1 of 1993, and will remain so for the term of the Lease Agreement and this Option No. 1 and failure to continue in compliance shall be deemed a breach of the Lease Agreement and this Option No. 1.

The SCHOOL cannot assign its rights or obligations under the Lease Agreement or this Option No. 1 without the prior written consent of the CITY.

The Option No. 1 is effective as of the date of complete execution hereof.

IN WITNESS WHEREOF, the CITY and SCHOOL have caused this Option No. 1 to be executed on or as of the day and year first below written.

ATTEST:

CITY OF ATLANTIC CITY

Paula Geletci
Paula Geletci, City Clerk

By: Marty Small
Marty Small, Sr., Mayor

DATE: 9/9/2025

DATE: 9-9-25

WITNESS:

ERNEST TRANS SCHOOL OF TRUCKING,
LLC

Secretary

By: [Signature]
President

The within Option No. 1 approved as to form and execution.

Date: 9/8/25

By: Peter T. Sallata
Peter T. Sallata, Esq.
Assistant City Solicitor

STATE OF

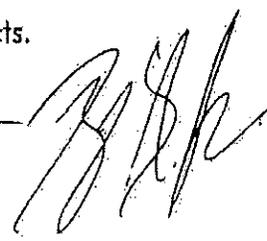
COUNTY OF

)
) ss.
)

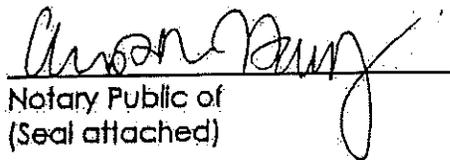
I CERTIFY that on September 05, 2025, personally came before me Lorenzo Smith, a principal of the Limited Liability Corporation, and this person acknowledged under oath, to my satisfaction, that:

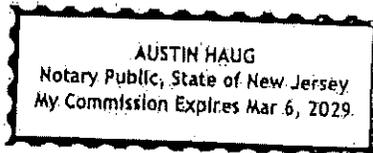
- (a) this person is a principal of Ernest Towns School of Trucking, LLC (the limited liability corporation named in this document);
- (b) this person has the power and authority to sign this document on behalf of the limited liability corporation;
- (c) this document was signed and delivered by the limited liability corporation as its voluntary act duly authorized by a proper action of the principals of the limited liability corporation; and
- (d) this person signed this proof to attest to the truth of these facts.

Signed and sworn to before me on

Lorenzo Smith - 
Principal

September 05, 2025


Notary Public of
(Seal attached)



11/10/21

Resolution of the City of Atlantic City

No. 465

Approved as to Form and Legality on Basis of Facts Set Forth

Factual contents certified to by

Assistant City Solicitor: /s/ Karl Thorbert

Business Administrator: /s/ Anthony A. Swan

Prepared by City Solicitor's Office

Council Members SHABAZZ, RANDOLPH, MARSHALL, DUNSTON & BAILEY present the following Resolution:

RESOLUTION TO APPROVE EXERCISING THE FIRST ONE (1) YEAR OPTION TO RENEW THE LEASE AGREEMENT WITH ERNEST TRANS SCHOOL OF TRUCKING, LLC, FOR THE USE OF BADER FIELD TO CONDUCT A TRUCK DRIVING SCHOOL (CDL TRAINING PROGRAM)

WHEREAS, truck and/or Commercial Driver License ("CDL") drivers are an integral part of the American economy as every industry relies on trucking for delivery of materials for making products as well as transport of those products to the marketplace; and

WHEREAS, the opportunity to earn a CDL locally would benefit residents of the City of Atlantic City by expanding professional certification and work opportunities, thus boosting the local economy; and

WHEREAS, pursuant to Resolution No. 448 adopted August 25, 2021, the City entered into a lease agreement with ERNEST TRANS SCHOOL OF TRUCKING, LLC to conduct a truck driving school at Bader Field; and

WHEREAS, the City of Atlantic City now wishes to exercise the first of two (2) one-year options to renew the Lease Agreement with ERNEST TRANS SCHOOL OF TRUCKING, LLC; and

WHEREAS, the term of the first one-year option is from July 1, 2025, and expires June 30, 2026; and

WHEREAS, ERNEST TRANS SCHOOL OF TRUCKING, LLC, has completed and submitted a Business Entity Disclosure Certification which certifies that ERNEST TRANS SCHOOL OF TRUCKING, LLC, has not made any reportable contributions to a political or candidate committee in the City of Atlantic City and/or City Council in the previous one year, and that the contract will prohibit ERNEST TRANS SCHOOL OF TRUCKING, LLC, from making any reportable contributions through the term of the contract; and

WHEREAS, the Business Disclosure Entity Certification and the Determination of Value shall be placed on file with this resolution; and

WHEREAS, the vendor must comply with "Local Unit Pay-to-Play Law" (P.L. 2004, c.19, as amended by P.L. 2005, c. 51) and City of Atlantic Ordinance No. 11 of 2011 establishing that business entity which makes political contributions to municipal candidates and municipal and county political parties in excess of certain thresholds shall be limited in its ability to receive public contracts from the City of Atlantic City; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Atlantic City that the City of Atlantic City is authorized to execute the first one-year option of the Lease Agreement with a term from July 1, 2025, and expires June 30, 2026, between the City of Atlantic City and ERNEST TRANS SCHOOL OF TRUCKING, LLC to be approved as to form and execution by the City Solicitor.

BE IT FURTHER RESOLVED, that this award of contract is contingent upon State approval.

July 18, 2025 11:15 AM

DO NOT USE SPACE BELOW THIS LINE													
RECORD OF COUNCIL VOTE ON FINAL PASSAGE													
COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	MOT.	SBC.	COUNCIL MEMBER	AYE	NAY	N.V.	A.B.	MOT.	SBC.
BAILEY	X						LACCA	X					
CROUCH	X					X	MARSHALL	X					
DUNSTON	X						SHABAZZ	X				X	
KURJZ	X						TIBBITT	X					
RANDOLPH, PRESIDENT								X					
X-Indicates Vote NV-Not Voting AB-Absent MOT-Motion SBC-Second													

This is a Certified True copy of the Original Resolution on file in the City Clerk's Office.

DATE OF ADOPTION: JULY 16, 2025

Paula Gelatel

/s/ Paula Gelatel, City Clerk

11712121