



Atlantic County Improvement Authority

600 Aviation Research Boulevard · Egg Harbor Township, NJ 08234

Phone: 609-343-2390 Fax: 609-343-2188

Timothy D. Edmunds, P.E.

Executive Director

MINUTES OF THE BOARD MEETING

Thursday, March 12, 2026

THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY

600 Aviation Research Blvd

Egg Harbor Township, NJ 08234

In accordance with the provisions of the Open Public Meetings Act (N.J.S.A. 10:4-10), the Regular Board Meeting of the Atlantic County Improvement Authority Board of Commissioners was called to order by Chairperson Roy Foster at 4:01 p.m. The Board of Commissioners held their public meetings as designated below both in-person and via Teams conference on March 12, 2026, at the Atlantic County Improvement Authority in the Thunder Room of Building 3, National Aerospace Research & Technology Park, 600 Aviation Research Boulevard, Egg Harbor Township, New Jersey.

Teams Meeting Time:

March 12, 2026, 04:00 PM Eastern Time

Meeting ID: 256 982 513 374 2

Passcode: r2w9NX2K

COMMISSIONERS PARTICIPATING IN THE MEETING

Roy Foster, Chairperson; Robert J. Tarby, Sr, Vice Chairperson; Edwin G. Blake, Secretary, joined the meeting at 4:07 p.m.; Rev. Milton Hendricks, Assistant Secretary; Joseph J. Giraldo, Treasurer; Don Guardian, Commissioner; Robert Gross, Commissioner; and India Still, Commissioner.

Wendy Barlett, Commissioner, was unable to attend.

STAFF PARTICIPATING IN THE MEETING

Timothy D. Edmunds, Executive Director; Jessica Wheeley, Comptroller and Jessica Parada, Financial Specialist.

OTHERS IN ATTENDANCE

Randolph C. Lafferty, Esquire, General Counsel to ACIA Counsel.

I. OPENING STATEMENT AND ROLL CALL

Mr. Foster read the Notice of Public Meeting, and the roll was called.

II. MINUTES

A. Minutes of the February 12th, 2026, Board Meeting **Attachment #1**

The Board was asked to approve the Minutes of the February 12th, 2026, Regular Board Meeting as presented or as corrected.

A motion was made by Mr. Giraldo and seconded by Mr. Tarby to approve the Minutes of the February 12th, 2026, Regular Board Meeting. By a roll-call vote of 7-0-0, the Minutes were approved.

III. FINANCIAL REPORT

A. Financial Report from January 2026 **Attachment #2**

The Board was presented a preliminary Financial Report of January 2026 and was requested to approve by resolution, the expenditures contained therein.

A motion was made by Mr. Tarby and seconded by Mr. Giraldo to approve the expenditures contained therein. By a roll-call vote of 7-0-0, the Board agreed to approve the resolution.

IV. EXECUTIVE DIRECTOR'S REPORT

There were no contracts awarded under the public bidding threshold of \$17,500.

V. PROJECT MANAGEMENT

A. Atlantic City Demolition Shared Services Agreement **Attachment #3**

The Board was asked to authorize a shared service agreement with Atlantic City for the Authority to serve as Project Manager for the City's Demolition Program.

A motion was made by Rev. Hendricks and seconded by Mr. Giraldo, to approve the resolution. By a roll-call vote of 8-0-0, the resolution was approved.

B. Demolition Contractor Pool **Attachment #4**

The Board was asked to adopt resolution appointing a pool of qualified contractors for emergency demolitions for the Atlantic City Demolition Program.

A motion was made by Mr. Giraldo and seconded by Mr. Tarby, to approve the resolution. By a roll-call vote of 8-0-0, the resolution was approved.

C. Cape May Tech Village II Change Order Request **Attachment #5**

The Board was asked to authorize the Executive Director to execute a Change Order to Ogren Construction in the amount of \$36,049.38 for unforeseen conditions.

A motion was made by Ms. Tarby and seconded by Mr. Blake, to approve the resolution. By a roll-call vote of 8-0-0, the resolution was approved.

D. Atlantic City Board of Education **Attachment #6**

The Board was asked to authorize the Executive Director to execute a Shared Services Agreement with the Atlantic City Board of Education for Owner's Representative Services and to further authorize the Executive Director to execute an Agreement with Becker Forndorf for cost estimating services for a total fee of \$22,500.00

A motion was made by Mr. Tarby and seconded by Mr. Giraldo, to approve the resolution. By a roll-call vote of 8-0-0, the resolution was approved.

E. EHT Family Success Center HVAC Upgrade

Attachment #7

The Board was asked to authorize the Executive Director to amend a Shared Services Agreement with Atlantic County in the amount of \$499,000.00 to cover the costs of a construction contract with Kisby Lees Mechanical and to further execute a contract with Kisby Lees Mechanical in the amount of \$499,000.00 for construction of the EHT Family Success Center HVAC Upgrade project.

A motion was made by Mr. Giraldo and seconded by Mr. Tarby to approve the resolution. By a roll-call vote of 8-0-0, the resolution was approved.

VI. ADMINISTRATION

A. Atlantic City Homebuyers Account

Attachment #8

The Board was asked to authorize the Executive Director and Authority's Comptroller to setup a new bank account with Ocean First Bank for Atlantic City Homebuyers Program funds.

A motion was made by Mr. Giraldo and seconded by Mr. Blake to approve the resolution. By a roll-call vote of 8-0-0, the resolution was approved.

VII. NATIONAL AEROSPACE RESEARCH AND TECHNOLOGY PARK

A. FAA Electrical Connection Funding Request

Attachment #9

The Board was asked to authorize the Executive Director willingness to accept Community Project Funding through Congressman Van Drew's office in an amount of up to \$5,400,000 for FAA Electrical Connection to NARTP, and to further authorize the Executive Director to submit an application in the future to receive the funding.

A motion was made by Mr. Tarby and seconded by Mr. Giraldo to approve the resolution. By a roll-call vote of 8-0-0, the resolution was approved.

VIII. OTHER BUSINESS

A. Ms. Still requested that the Executive Director and Board members provide a letter of support for a \$1 million project for the Atlantic City Utilities Authority.

B. Mr. Gross suggested the Executive Director engage with Atlantic County to explore opportunities for collaboration regarding the proposed multi-county jail.

IX. **OPEN SESSION** – none

X. **EXECUTIVE SESSION** – none

XI. **ADJOURNMENT** - A motion was made by Mr. Giraldo and seconded by Mr. Tarby, to adjourn the meeting. By a unanimous vote, the meeting adjourned at 4:27 p.m.

Respectfully,



Edwin G. Blake
Secretary

MEMORANDUM

Date: March 13, 2026

To: Timothy D. Edmunds, Executive Director
Atlantic County Improvement Authority

From: Honorable Dennis Levinson
Atlantic County Executive

Re: Minutes of the Regular Board Meeting of March 12, 2026

I. The Minutes of the above-referenced meeting were submitted pursuant to N.J.S.A. 40:41A-37 et seq., on March 13, 2026.

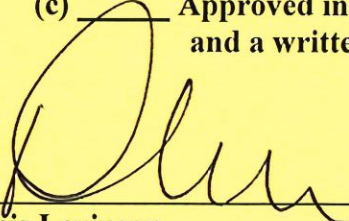
- (a) by the end of the fifth business day following the meeting.
- (b) as soon as practicable following the meeting where emergency action has been taken.
- (c) beyond the statutory period for submission.

II. I hereby return the Minutes of the above referenced meeting to the Authority and to the Board of Freeholders, on the date set forth above, which is:

- (a) within ten days of delivery.
- (b) within twenty-four (24) hours of delivery where the action taken at the meeting was deemed by the Authority to be in response to an emergency situation.

III. The following action is taken on the Minutes:

- (a) Approved in all respects.
- (b) Vetoed in all respects. A written explanation of the reasons for the veto is attached.
- (c) Approved in part and vetoed in part. The specific items which are vetoed and a written explanation of the reasons for the veto or vetoes is attached.



Dennis Levinson
Atlantic County Executive



Arthur J. Murray, Assistant County Counsel
Approved as to Form & Entry

cc: N. Lynne Hughes, Esquire, County Counsel

ATTACHMENTS: Minutes
 Veto Message