



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, April 9, 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 April 9, 2026, in the conference room of the Atlantic County Improvement Authority, Building 3, National Aerospace Research & Technology Park, 600 Aviation Research Boulevard, Egg Harbor Township, New Jersey.

Teams Meeting Time:

April 9, 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; Rev. Milton Hendricks, Assistant Secretary; Don Guardian, Commissioner; Robert Gross, Commissioner; and Wendy Barlett, Commissioner.

Joseph J. Giraldo, Treasurer and India Still, Commissioner were unable to attend.

STAFF PARTICIPATING IN THE MEETING

Timothy D. Edmunds, Executive Director; Jessica Wheeley, Comptroller; Edward Perkins, Director of Projects and Jessica Parada, Financial Specialist.

OTHERS IN ATTENDANCE

Randolph C. Lafferty, Esquire, General Counsel to ACIA Counsel; Bonnie Lindaw, Atlantic County Treasurer, and Arthur Murray, Atlantic County 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 March 12th, 2026, Board Meeting

Attachment #1

The Board was asked to approve the Minutes of the March 12th, 2026, Regular Board Meeting

as presented or as corrected.

A motion was made by Mr. Tarby and seconded by Mr. Blake to approve the Minutes of the March 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 February 2026

Attachment #2

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

A motion was made by Mr. Tarby and seconded by Mr. Blake 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. Demolition of 106 S. Albion Place

Attachment #3

The Board was asked to authorize the Executive Director to execute a contract with Neri's Construction and Rental, Inc. in the amount of \$65,846.00 for the demolition of 106 S. Albion Place.

A motion was made by Mr. Gross and seconded by Mr. Tarby, to approve the resolution. By a roll-call vote of 7-0-0, the resolution was approved.

B. Demolition of 108 S. Albion Place

Attachment #4

The Board was asked to authorize the Executive Director to execute a contract with Neri's Construction and Rental, Inc. in the amount of \$65,998.90 for the demolition of 108 S. Albion Place.

A motion was made by Mr. Blake and seconded by Mr. Tarby, to approve the resolution. By a roll-call vote of 7-0-0, the resolution was approved.

C. Demolition of 227 N. Nevada Avenue

Attachment #5

The Board was asked to authorize the Executive Director to execute a contract with American Demolition Corp. in the amount of \$41,800.00 for the demolition of 227 N. Nevada Avenue.

A motion was made by Mr. Tarby and seconded by Rev. Hendricks, to approve the resolution. By a roll-call vote of 7-0-0, the resolution was approved.

D. Atlantic County Lake Lenape East Ranger Station

Attachment #6

The Board was asked to authorize the Executive Director to execute a Shared Services Agreement with Atlantic County for the Authority to provide Owner's Representative and Project Management Services in the amount of \$29,420.00 for the County's Lake Lenape East Ranger Station Project.

A motion was made by Mr. Tarby and seconded by Mr. Gross, to approve the resolution. By a roll-call vote of 7-0-0, the resolution was approved.

E. ACIT Athletic Field

Attachment #7

The Board was asked to authorize the Executive Director to amend an Agreement with the Board of Education of the Special Services School District and the Vocational School District of the County of Atlantic (ACIT) to provide Owner's Representative Services and Project Management Services in the amount \$233,500 for construction of new Athletic Field/Stadium.

A motion was made by Mr. Blake and seconded by Mr. Tarby to approve the resolution. By a roll-call vote of 6-0-1, the resolution was approved.

F. Brigantine Links Clubhouse

Attachment #8

The Board was asked to authorize the Executive Director to execute a Shared Services Agreement with the City of Brigantine to provide Owner's Representative and Project Management Services for the new Brigantine Links Clubhouse for the Design Document-Bid Phase for \$3000 and for 3% of the construction cost for Construction Administration.

No action was taken.

VI. NARTP BUILDING #2

A. NARTP Building #2 PILOT

Attachment #9

The Board was asked to authorize the Executive Director to execute a Payment In Lieu of Taxes (PILOT) Agreement between the Authority, Atlantic County NJ Aerospace LLC, and Egg Harbor Township for Building #2 at the National Aerospace Research and Technology Park (NARTP)

A motion was made by Ms. Bartlett and seconded by Mr. Tarby to approve the resolution. By a roll-call vote of 7-0-0, the resolution was approved.

VII. EXECUTIVE SESSION – none

VIII. OTHER BUSINESS – none

IX. OPEN SESSION – none

X. ADJOURNMENT - A motion was made by Mr. Tarby and seconded by Mr. Gross, to adjourn the meeting. By a unanimous vote, the meeting adjourned at 4:16 p.m.

Respectfully,



Edwin G. Blake
Secretary

MEMORANDUM

Date: April 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 April 9, 2026

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

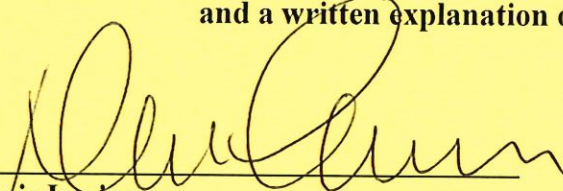
- (a) X by the end of the fifth business day following the meeting.
- (b) _____ as soon as practicable following the meeting where emergency action has been taken.
- (c) _____ beyond the statutory period for submission.

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:

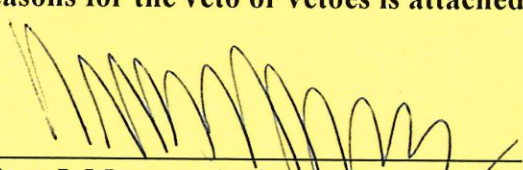
- (a) X within ten days of delivery.
- (b) _____ within twenty-four (24) hours of delivery where the action taken at the meeting was deemed by the Authority to be in response to an emergency situation.

III. The following action is taken on the Minutes:

- (a) X 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