



**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, June 11, 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 4:03 p.m. The Board of Commissioners held their public meetings as designated below both in-person and via Teams conference on June 11, 2026, in the Thunder Room of Building 3, National Aerospace Research & Technology Park, 600 Aviation Research Boulevard, Egg Harbor Township, New Jersey.

### **Teams Meeting Time:**

June 11, 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; Rev. Milton Hendricks, Assistant Secretary, joined the meeting at 4:11 p.m.; Don Guardian, Commissioner; Robert Gross, Commissioner; and Wendy Barlett, Commissioner,

Edwin G. Blake, Secretary; 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; Alexis Jernee, Comptroller; Edward Perkins, Director of Projects; Bob McGuigan, Director of Community Development; and Jessica Parada, Financial Supervisor.

### **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 May 14<sup>th</sup>, 2026, Board Meeting**

**Attachment #1**

The Board was asked to approve the Minutes of the May 14th, 2026, Regular Board Meeting as presented or as corrected.

A motion was made by Mr. Guardian and seconded by Mr. Gross to approve the Minutes of May 14<sup>th</sup>, 2026, Regular Board Meeting. By a roll-call vote of 4-0-1, the Minutes were approved.

### **III. FINANCIAL REPORT**

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

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

A motion was made by Ms. Bartlett and seconded by Mr. Tarby to approve the expenditures contained therein. By a roll-call vote of 5-0-0, 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. ADMINISTRATIVE**

#### **A. Assistant to the Director of Projects Attachment #3**

The Board was asked to authorize the creation of the new position of Assistant to the Director of Projects and to further authorize promoting Kayla Rivera to the position.

A motion was made by Mr. Tarby and seconded by Ms. Bartlett to approve the resolution. By a roll-call vote of 5-0-0, the resolution was approved.

#### **B. Financial Consulting Agreement Attachment #4**

The Board was asked to authorize the Executive Director to execute a contract with Jessica Wheeley to provide assistance as needed to the Comptroller at a rate of \$70.00 per hour, not to exceed \$10,000 until December 31<sup>st</sup>, 2026

A motion was made by Mr. Tarby and seconded by Mr. Gross, to approve the resolution. By a roll-call vote of 5-0-0, the resolution was approved.

### **VI. PROJECT MANAGEMENT**

#### **A. Demolition of 108 S. Albion Avenue, Atlantic City Attachment #5**

The Board was asked to authorize the Executive Director to execute a Change Order with Neri's Construction in the amount of \$9,071.10 to remove and dispose of additional asbestos siding.

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

#### **B. Pleasantville Senior Center Building Improvements Attachment #6**

The Board was asked to authorize the Executive Director to execute a construction contract with R. Maxwell Construction in the amount of \$1,569,700 for the construction of the Pleasantville Senior Center Building Improvements project and to further amend an agreement

A motion was made by Rev. Hendricks and seconded by Mr. Tarby, to approve the resolution.

By a roll-call vote of 6-0-0, the resolution was approved.

**VII. NARTP**

**A. Electric Supply Reverse Auction**

**Attachment #7**

The Board was asked to authorize the procurement of third-party electric supply for all eligible Authority accounts through an electronic reverse auction conducted in accordance with N.J.A.C. 5:34-5

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

**B. Natural Gas Supply Reverse Auction**

**Attachment #8**

The Board was asked to authorize the procurement of third-party natural gas supply for all eligible Authority accounts through an electronic reverse auction conducted in accordance with N.J.A.C. 5:34-5

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

**VIII. EXECUTIVE SESSION – none**

**IX. COMMUNITY DEVELOPMENT**

**A. Foreclosure Registry**

**Attachment #9**

The Board was asked to authorize a Settlement Resolution for matters of Hooker & Gonzalez v. ACIA

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

**X. OLD BUSINESS – none**

**XI. NEW BUSINESS – none**

**XII. PUBLIC COMMENTS – none**

**XIII. 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 4:22 p.m.**

Respectfully,

*Rev. Dr. Milton L. Hendricks*

Rev. Dr. Milton L. Hendricks (Jun 16, 2026 12:06:32 EDT)

Rev. Milton Hendricks  
Assistant Secretary

## MEMORANDUM

Date: June 12, 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 June 11, 2026

I. The Minutes of the above-referenced meeting were submitted pursuant to N.J.S.A. 40:41A-37 et seq., on June 12, 2026.

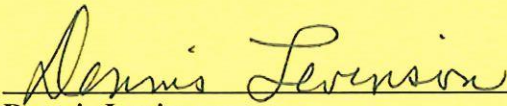
- (a) X by the end of the fifth business day following the meeting.
- (b) \_\_\_\_\_ as soon as practicable following the meeting where emergency action has been taken.
- (c) \_\_\_\_\_ beyond the statutory period for submission.

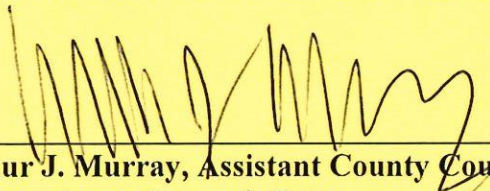
II. I hereby return the Minutes of the above referenced meeting to the Authority and to the Board of Freeholders, on the date set forth above, which is:

- (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







# ACIA MINUTES 06.11.2026

Final Audit Report

2026-06-16

Created:	2026-06-16
By:	Jessica Parada (parada_jessica@aclink.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAoeMWqSiTLb7Dk_zhza4wvJS3ruBnzSi

## "ACIA MINUTES 06.11.2026" History

-  Document created by Jessica Parada (parada\_jessica@aclink.org)  
2026-06-16 - 3:25:25 PM GMT
-  Document emailed to Rev. Milton Hendricks (fbc829@comcast.net) for signature  
2026-06-16 - 3:25:30 PM GMT
-  Email viewed by Rev. Milton Hendricks (fbc829@comcast.net)  
2026-06-16 - 3:39:08 PM GMT
-  Signer Rev. Milton Hendricks (fbc829@comcast.net) entered name at signing as Rev.Dr. Milton L. Hendricks  
2026-06-16 - 4:06:30 PM GMT
-  Document e-signed by Rev.Dr. Milton L. Hendricks (fbc829@comcast.net)  
Signature Date: 2026-06-16 - 4:06:32 PM GMT - Time Source: server - Signature Appearance Selected: TYPE
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