



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, August 14, 2025

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 Roy Foster, Chairperson at 4:03 p.m. The Board of Commissioners held their public meetings as designated below both in-person and via Teams conference on August 14, 2025, 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:

August 14, 2025, 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; Joseph J. Giraldo, Treasurer; Don Guardian, Commissioner; India Still, Commissioner; and Wendy Barlett, Commissioner.

Rev. Milton Hendricks, Assistant Secretary and Robert Gross, Commissioner, were unable to attend.

STAFF PARTICIPATING IN THE MEETING

Timothy D. Edmunds, Executive Director; Jessica Wheeley, Comptroller; and Bob McGuigan, CDBG Director.

OTHERS IN ATTENDANCE

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

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 July 10th, 2025, Board Meeting

Attachment #1

The Board was asked to approve the Minutes of the July 10, 2025, Regular Board Meeting as presented or as corrected.

A motion was made by Mr. Tarby and seconded by Mr. Guardian to approve the Minutes of the July 10, 2025, Regular Board Meeting. By a roll-call vote of 7-0-0, the Minutes were approved.

III. FINANCIAL REPORT

A. Financial Reports of June 2025

Attachment #2

The Board was asked to approve, by resolution, the expenditures contained in the Financial Reports for June 2025

A motion was made by Mr. Giraldo 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.

EXECUTIVE DIRECTOR'S REPORT

CONTRACTS AWARDED - Authorized by Executive Director

There were no contracts authorized by the Executive Director for an amount under the public bidding threshold (\$17,500) as established pursuant to P.L. 1985 Chapter 469.

IV. ADMINISTRATION

A. Atlantic County Web Hosting LEAP Grant

Attachment #3

The Board was asked to approve a resolution authorizing the Executive Director to enter into a Shared Services Agreement for the County to provide website design and hosting services through the County's Content Management Systems platform as a result of the County's receipt of a LEAP Implementation Grant.

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

V. PROJECT MANAGEMENT

A. Mainland Regional School District

Attachment #4

The Board was asked to authorize the execution of a Shared Services Agreement with the Mainland Regional School District to include Architectural Design services by Spiezle Architectural Group, LLC in the amount of \$572,200.00 for a total new agreement in the amount of \$607,900.00, and to further authorize the Executive Director to execute a contract with Spiezle Architectural Group, LLC in the amount of \$572,200.00.

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

B. Shared Services Agreement - City of Pleasantville

Attachment #5

The Board was asked to authorize the Executive Director to amend a Shared Services Agreement with the City of Pleasantville to include Architectural Services by William Mclees Architecture for the proposed Senior Center project in the amount of \$242,200.00 and to further authorize the Executive Director to execute a contract with William Mclees Architecture in the amount of \$242,200.00.

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

VI. COMMUNITY DEVELOPMENT

A. Inlet CDC Rehabilitation and Façade

Attachment #6

The Board was asked to authorize the Executive Director to amendment of an agreement with the Inlet Community Development Corporation (CDC) for the Authority to administer Inlet CDC's Homeowner Rehabilitation and Façade program.

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

B. Inlet CDC Home Downpayment Assistance Program

Attachment #7

The Board was asked to authorize the Executive Director to amend an agreement with the Inlet Community Development Corporation (CDC) for the Authority to administer Inlet CDC's Home Downpayment Assistance program.

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

VII. OPEN SESSION - none

VIII. OTHER BUSINESS – none

IX. EXECUTIVE SESSION – none

X. 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 4:18 p.m.

Respectfully,

Edwin G. Blake
Secretary

MEMORANDUM

Date: August 18, 2025

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 the August 14, 2025

I. The Minutes of the above-referenced meeting were submitted pursuant to N.J.S.A. 40:41A-37 et seq., on August 18, 2025.

- (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:

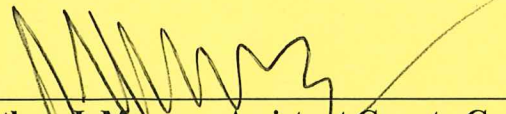
- (a) X within ten days of delivery.
- (b) _____ within twenty-four (24) hours of delivery where the action taken at the meeting was deemed by the Authority to be in response to an emergency situation.

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