

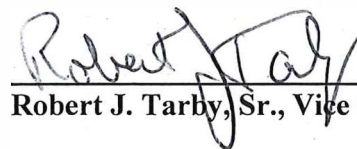
**RESOLUTION OF THE ATLANTIC  
COUNTY IMPROVEMENT AUTHORITY  
APPROVING THE EXPENDITURES CONTAINED IN THE  
FINANCIAL REPORT FOR AUGUST 2025**

**WHEREAS**, the Atlantic County Improvement Authority, hereafter, the "Authority", is a political subdivision of the State of New Jersey and an instrumentality of Atlantic County, established pursuant to N.J.S.A. 40:37A-44 et seq.; and

**WHEREAS**, the Authority is subject to rules and regulations promulgated by the State of New Jersey, Department of Community Affairs, Division of Local Government Services, including N.J.A.C. 5:31-4.1(c) regarding the approval and payment of claims which requires the "governing body (of the Authority) shall approve or disapprove all claims in accordance with Regulations adopted by the Authority;" and

**WHEREAS**, such claims and the expenditures thereto for the month of August 2025, are contained in the Financial Report submitted hereto for approval by the Board of Commissioners.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Atlantic County Improvement Authority that the expenditures contained in the Financial Report for the month of August 2025 are approved pursuant to N.J.A.C. 5:31-4.1(c).

  
Robert J. Tarby, Sr., Vice Chairperson

  
Edwin G. Blake, Secretary

**ADOPTED: October 9, 2025**

**ATLANTIC COUNTY IMPROVEMENT AUTHORITY**

I, Timothy D. Edmunds, P.E., Assistant Secretary of the Atlantic County Improvement Authority, State of New Jersey, do hereby certify that the foregoing is a correct and true copy of a resolution adopted by the Board at a meeting duly held on the 9<sup>th</sup> day of October 2025.

\_\_\_\_\_  
Timothy D. Edmunds, P.E., Executive Director

**2026 AUTHORITY BUDGET RESOLUTION**  
**Atlantic County Improvement Authority**

**FISCAL YEAR:**      **FROM:**      January 1, 2026      **TO:**      December 31, 2026

**WHEREAS**, the Annual Budget and Capital Budget for the Atlantic County Improvement Authority for the fiscal year beginning, January 1, 2026 and ending, December 31, 2026 has been presented before the governing body of the Atlantic County Improvement Authority at its open public meeting of October 9<sup>h</sup>, 2025; and

**WHEREAS**, the Annual Budget as introduced reflects Total Revenues of \$5,192,706.36, Total Appropriations, including any Accumulated Deficit if any, of \$5,107,898.54 and Total Unrestricted Net Position utilized of \$0.00; and

**WHEREAS**, the Capital Budget as introduced reflects Total Capital Appropriations of \$0.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and


**WHEREAS**, the schedule of rates, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

**WHEREAS**, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget, must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

**NOW, THEREFORE BE IT RESOLVED**, by the governing body of the Atlantic County Improvement Authority, at an open public meeting held on October 9<sup>th</sup>, 2025, that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Atlantic County Improvement Authority for the fiscal year beginning, 01/01/2026 and ending, 12/31/2026 is hereby approved; and

**BE IT FURTHER RESOLVED**, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

**BE IT FURTHER RESOLVED**, that the governing body of the Atlantic County Improvement Authority will consider the Annual Budget and Capital Budget/Program for adoption on December 11<sup>th</sup>, 2025.

  
\_\_\_\_\_  
Robert J. Tarby, Sr, Vice Chairperson

  
\_\_\_\_\_  
Edwin G. Blake, Secretary

**ADOPTED: October 9<sup>th</sup>, 2025****ATLANTIC COUNTY IMPROVEMENT AUTHORITY****RECORDED VOTE**

<b>MEMBER</b>	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Roy M. Foster, Chairperson				✓
Robert J. Tarby, Sr., Vice Chair	✓			
Edwin G. Blake, Secretary	✓			
Rev. Milton L. Hendricks, Asst. Secretary	✓			
India Still, Commissioner	✓			
Robert P. Gross, Commissioner	✓			
Donald A. Guardian, Commissioner				✓
Joseph Giraldo, Treasurer				✓
Wendy Barlett, Commissioner	✓			

I, Timothy D. Edmunds, P.E., Executive Director, Assistant Secretary of the Atlantic County Improvement Authority, State of New Jersey, do hereby certify that the foregoing is a correct and true copy of a resolution adopted by the Board at a meeting duly held on the 9<sup>th</sup> day of October 2025.

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Timothy D. Edmunds, P.E., Executive Director

**RESOLUTION AUTHORIZING CERTAIN RETIREES TO PAY THE  
FULL PREMIUM FOR MEDICAL AND PRESCRIPTION BENEFITS  
FOR A PERIOD OF ONE YEAR**

**WHEREAS**, the Authority, is a political subdivision of the State of New Jersey and an instrumentality of Atlantic County, established pursuant to N.J.S.A. 40:37A-44 et seq.; and


**WHEREAS**, the Authority terminated its participation in the New Jersey State Health Benefits Plan (SHBP), which included the medical and prescription coverage for active employees and retirees, thereby canceling coverage provided by SHBP for all its active and retired employees, effective September 30, 2025; and

**WHEREAS**, effective October 1, 2025, the health insurance plan for retirees will be provided through Horizon Blue Cross and Blue Shield or Braven Health for Medicare-eligible retirees; and

**WHEREAS**, the ACIA will permit retirees who were previously enrolled by the SHBP under the ACIA group number in a self-pay basis and who lost coverage effective October 1, 2025 due to the ACIA's withdrawal from the SHBP, to enroll in the ACIA health benefits plan for a limited period from October 1, 2025 through September 30, 2026 only, provided they assume full responsibility for the total costs of premiums. Retirees have the option to voluntarily withdraw at any time during the one-year period; and

**WHEREAS**, the ACIA will present a monthly bill on the first of each month to the retiree for the full cost of medical and prescription coverage. If payment is not received by the 15<sup>th</sup> of that month, coverage will be terminated; and

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Atlantic County Improvement Authority that the Executive Director is authorized to allow AICA retirees to participate in self-pay health benefit plan for one year to conclude September 30, 2026.

  
Robert J. Tarby, Sr, Vice Chairperson

  
Edwin G. Blake, Secretary

**ADOPTED: October 9, 2025**

**ATLANTIC COUNTY IMPROVEMENT AUTHORITY**

I, Timothy D. Edmunds, P.E., Executive Director, Assistant Secretary of the Atlantic County Improvement Authority, State of New Jersey, do hereby certify that the foregoing is a correct and true copy of a resolution adopted by the Board at a meeting duly held on the 9<sup>th</sup> day of October 2025.

\_\_\_\_\_  
Timothy D. Edmunds, P.E., Executive Director



**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SHARED  
SERVICE AGREEMENT WITH ATLANTIC COUNTY TO ADMINISTER THE FY  
2025 COMMUNITY DEVELOPMENT BLOCK GRANT ENTITLEMENT GRANT AND  
THE HOME INVESTMENT PARTNERSHIP PROGRAM**

**WHEREAS**, the Atlantic County Improvement Authority, hereafter, the “Authority”, is a political subdivision of the State of New Jersey and an instrumentality of the County of Atlantic established pursuant to N.J.S.A. 40:37A-44, et seq.; and

**WHEREAS**, pursuant to N.J.S.A. 40:37A-54 (a) the Atlantic County Improvement Authority is empowered to provide public facilities for use by any municipality in the County; and

**WHEREAS**, pursuant to N.J.S.A. 40:37A-54 (i) the Atlantic County Improvement Authority is empowered to provide financial and/or technical assistance for the rehabilitation of low- and moderate-income housing in Atlantic County; and

**WHEREAS**, the County of Atlantic, hereafter the “County,” was awarded and will enter into a grant agreement with the U. S. Department of Housing and Urban Development (HUD) for an allocation of \$1,184,270.00 in FY 2025 Community Development Block Grant (CDBG) funds; and

**WHEREAS**, the County was awarded and will enter into a grant agreement with HUD for an allocation of \$566,638 in FY 2025 HOME Investment Partnership Program funds (HOME); and

**WHEREAS**, the County desires to enter into an agreement with the Authority for the Authority to assume responsibility for implementing both the County’s CDBG and HOME Programs by administering the program as they have each year since 2001; and

**WHEREAS**, the Authority likewise desires to enter into an agreement with the County to administer their 2024 CDBG and HOME Grant funds from September 1, 2025 through August 31, 2032 for which services the County will pay the Authority \$1,750,908.00 of which \$293,517.00 are administrative fees and \$1,457,391 are project costs; and

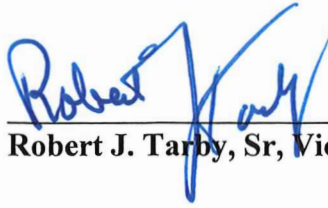
**WHEREAS**, the County has approved the funding levels and eligible fundable projects identified in the FY 2025 Annual Action Plan as listed in the attached summary and as adopted by the County Commissioners by Resolution #402 adopted on August 12, 2025, and submitted to and approved by HUD; and

**WHEREAS**, the Authority’s Office of Community Development has the knowledge and training to provide these services; and

**WHEREAS**, this contract is classified as services provided between governmental agencies pursuant to N.J.S.A. 40A:11-5(2) and as such is exempt from the public bidding requirements of the New Jersey Local Public Contracts Law.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Atlantic County Improvement Authority that the Executive Director is hereby authorized to enter into a contract with Atlantic County effective from September 1, 2025 through August 31, 2032, to administer its 2023 Community Development Block Grant “Entitlement” and HOME Investment

Partnership Program for which services Atlantic County will reimburse the Authority in the amount of \$1,750,908 as approved by the Atlantic County Board of Commissioners.



**Robert J. Tarby, Sr, Vice Chairperson**



**Edwin G. Blake, Secretary**

**ADOPTED: October 9<sup>th</sup>, 2025**

**ATLANTIC COUNTY IMPROVEMENT AUTHORITY**

I, Timothy D. Edmunds, P.E., Executive Director, Assistant Secretary of the Atlantic County Improvement Authority, State of New Jersey, do hereby certify that the foregoing is a correct and true copy of a resolution adopted by the Board at a meeting duly held on the 9<sup>th</sup> day of October 2025.

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Timothy D. Edmunds, P.E., Executive Director

2025 ANNUAL ACTION PLAN (summary of how grant money will be spent)

1) HOME PROGRAM

HOME Investment Partnership Program \$566,638.00

<u>ACTIVITY</u>	<u>AMOUNT</u>
Administration	\$56,663.00
CHDO Reserve	\$84,996.00
Home Buyers Program	\$200,000.00
County Wide Housing Rehab	<u>\$224,979.00</u>
<b>TOTAL</b>	<b>\$566,638.00</b>

2) 2025 CDBG PROGRAM

Community Development Block Grant Program \$1,184,270.00

<u>MUNICIPALITY</u>	<u>ALLOCATION</u>	<u>PROJECT</u>
Estell Manor	\$324,500.00	ADA Improvements at City Hall
Folsom	\$107,493.00	ADA Improvements at Park
Hamilton Township	\$150,840.00	Improvements at the Cove Park
Margate	\$144,000.00	Improvements at Senior Building
Northfield	\$72,883.00	ADA Improvements at Park
Port Republic	\$77,700.00	ADA Improvements at City Hall
Atlantic County	\$70,000.00	County ADA Improvement
Administration	<u>\$236,854.00</u>	ACIA Administration
<b>TOTAL</b>	<b>\$1,184,270.00</b>	



**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY AUTHORIZING  
THE EXECUTIVE DIRECTOR TO ENTER INTO CONTRACTS WITH VARIOUS  
MUNICIPALITIES TO IMPLEMENT THE FY 2025 CDBG ENTITLEMENT GRANT PROGRAM**

**WHEREAS**, the Atlantic County Improvement Authority, hereafter, the "Authority", is a political subdivision of the State of New Jersey and an instrumentality of Atlantic County, established pursuant to N.J.S.A. 40:37A-44 et seq.; and

**WHEREAS**, Title I of the Federal Housing and Community Development Act of 1974, as amended, provides a program of Community Development Block Grants; and

**WHEREAS**, certain municipalities have signed Cooperation Agreements with the County pledging their participation in the program; and

**WHEREAS**, the County will enter into a Grant Agreement with the U.S. Department of Housing and Urban Development, (hereafter "HUD"), for FY 2024 funds based on those Cooperation Agreements under Title I of the Housing and Community Development Act, as amended, for Entitlement Grant for \$1,184,270.00; and

**WHEREAS**, the County will enter into a contract with the Authority to administer and oversee the Entitlement Grant and implement portions of it; and

**WHEREAS**, the County has approved the funding levels and eligible fundable projects identified in the FY 2025 Annual Action Plan as listed in the attached summary and as adopted by the County Commissioners by Resolution #402 adopted on August 12, 2025 and submitted to and approved by HUD; and

**WHEREAS**, the County, in the future, may adopt amendments to the Action Plan in accordance with their Citizen Participation Plan redirecting the funds allocated in one or more of the participating Municipalities to other eligible projects within that Municipality; and

**WHEREAS**, it is necessary for the Authority to enter into contracts with participating Municipalities under which the Municipalities will implement their portion of the Entitlement Grant; and

**WHEREAS**, these contracts are classified as services provided between governmental agencies pursuant to N.J.S.A.40:A:11-5(2) and as such are exempt from the public bidding requirements of the New Jersey Local Public Contracts Law:

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Atlantic County Improvement Authority that the Executive Director is hereby authorized to enter into contracts with each of the 20 participating Municipalities upon the execution of the Grant Agreements with HUD to undertake the projects outlined in the 2025 Annual Action Plan, and is authorized to enter into contracts accordingly with those municipalities to undertake projects identified in any subsequent amendments to that plan adopted by Atlantic County as eligible activities under 24 CFR Part 570 Subpart C, and to distribute funds up to the maximum amount identified above, as stipulated in the aforementioned agreement.

  
Robert J. Tarby, Sr., Vice Chairperson

  
Edwin G. Blake, Secretary

**ADOPTED: October 9<sup>th</sup>, 2025**

**ATLANTIC COUNTY IMPROVEMENT AUTHORITY**

I, Timothy D. Edmunds, P.E., Executive Director, Assistant Secretary of the Atlantic County Improvement Authority, State of New Jersey, do hereby certify that the foregoing is a correct and true copy of a resolution adopted by the Board at a meeting duly held on the 9<sup>th</sup> day of October 2025.

\_\_\_\_\_  
Timothy D. Edmunds, P.E., Executive Director



## **2) 2025 CDBG PROGRAM**

*Total Program Funds \$1,184,270.00*

Municipality	Allocation	Project
Estell Manor	\$324,500.00	ADA Improvements at City Hall
Folsom	\$107,493.00	ADA Improvements at Park
Hamilton Township	\$150,840.00	Improvements at the Cove Park
Margate	\$144,000.00	Improvements at Senior Building
Northfield	\$72,883.00	ADA Improvements at Park
Port Republic	\$77,700.00	ADA Improvements at City Hall
Atlantic County	\$70,000.00	County ADA Improvement
Administration	\$236,854.00	ACIA Administration
<b>Urban County Total</b>	<b>\$1,184,270.00</b>	

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A  
SHARED SERVICES PROJECT MANAGEMENT AGREEMENT WITH THE COUNTY OF  
ATLANTIC IN THE AMOUNT OF \$14,900.00 FOR THE COUNTY'S CIVIL COURTHOUSE  
TOILET ROOM ADA RENOVATIONS PROJECT**

**WHEREAS**, the Authority, is a political subdivision of the State of New Jersey and an instrumentality of Atlantic County, established pursuant to N.J.S.A. 40:37A-44 et seq.; and

**WHEREAS**, pursuant to N.J.S.A. 40:37A-54 a purpose of the Authority is to plan, initiate and carry out construction projects within the County for public facilities to be utilized for governmental purposes and use; and

**WHEREAS**, the County of Atlantic has requested a proposal from the Authority to provide Owner's Representative and Project Management services for the Civil Courthouse Toilet Room ADA Renovations Project (**the "Project"**); and

**WHEREAS**, the services and scope proposed by the Authority are based on discussions regarding the Project and our anticipation that the time spent will consist of on-site presence, off site availability and reporting and administrative functions, and will be split primarily between our Director of Projects, a Project Manager, and to a lesser extent some additional time will be required of our administrative staff; and

**WHEREAS**, the Authority submitted a proposal to oversee the professionals and contractor in accordance with the County's schedule, budget, and project priorities; and

**WHEREAS**, the Authority will further serve as the liaison, advise the County and act on their behalf to ensure the successful completion of the Project and that the County's interests are represented in every decision in each phase of development; and

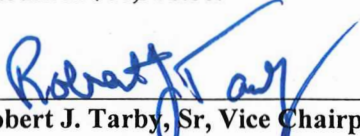
**WHEREAS**, since the County has engaged professionals for the completion of the design development stage, has bid the Project and will hold the construction contract, the Authority proposed to provide full Project Management Services beginning with the Construction Administration Phase through Construction Closeout; and

**WHEREAS**, the Authority proposed to provide such services in an amount not to exceed \$14,900.00; and

**WHEREAS**, it is anticipated that the Board of Commissioners of Atlantic County will take formal action on the proposal on October 21st, 2025; and

**WHEREAS**, this contract is classified as services provided between governmental agencies pursuant to N.J.S.A. 40A:11-5(2) and as such is exempt from the public bidding requirements of the New Jersey Local Public Contracts Law.

**NOW, THEREFORE BE IT RESOLVED**, that upon approval by Atlantic County Board of Commissioners of the agreement, the Board of Commissioners of the Atlantic County Improvement Authority hereby authorize the Executive Director to execute a Shared Services Agreement with the County of Atlantic to provide Owner's Representative and Project Management Services for the Civil Courthouse Toilet Room ADA Renovations Project in the amount of \$14,900.00.

  
Robert J. Tarby, Sr, Vice Chairperson

  
Edwin G. Blake, Secretary

**ADOPTED: October 9<sup>th</sup>, 2025**

**ATLANTIC COUNTY IMPROVEMENT AUTHORITY**

I, Timothy D. Edmunds, P.E., Executive Director, Assistant Secretary of the Atlantic County Improvement Authority, State of New Jersey, do hereby certify that the foregoing is a correct and true copy of a resolution adopted by the Board at a meeting duly held on the 9<sup>th</sup> day of October 2025.

\_\_\_\_\_  
Timothy D. Edmunds, P.E., Executive Director

**RESOLUTION AUTHORIZING SETTLEMENT  
AUTHORITY IN THE AMOUNT OF \$50,000 IN THE  
MATTER OF MIDATLANTIC v. ACIA**

**WHEREAS**, the Authority, is a political subdivision of the State of New Jersey and an instrumentality of Atlantic County, established pursuant to N.J.S.A. 40:37A-44 et seq.; and


**WHEREAS**, the Authority has been named as a defendant in the matter of Midatlantic Construction v. ACCC, ACIA and DaVinci Group, pending in the Superior Court of New Jersey, Law Division, Atlantic County under Docket No. ATL-L-003111-23; and

**WHEREAS**, the Authority has, and continues to, denied any allegation of wrongdoing and is of the belief that the allegations asserted against the Authority are without merit; and

**WHEREAS**, the cost and expense of defending said litigation poses a risk to the Authority relative to significant and unreimbursed litigation expenses, including costs and counsel fees, due to their being limited insurance coverage available to the Authority; and

**WHEREAS**, the Authority is desirous of eliminating the risk of such unreimbursed litigation expenses, if possible, and the Board of Commissioners recognizes the benefit of eliminating these potential economic risks.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Atlantic County Improvement Authority that settlement authority in the amount of \$50,000 shall be and is hereby extended in order to attempt a resolution of the matter of Midatlantic Construction v. ACCC, ACIA and DaVinci Group, pending in the Superior Court of New Jersey, Law Division, Atlantic County under Docket No. ATL-L-003111-23, with there being no admission of liability or responsibility thereby.

  
Robert J. Tarby, Sr., Vice Chairperson

  
Edwin G. Blake, Secretary

**ADOPTED: October 9, 2025**

**ATLANTIC COUNTY IMPROVEMENT AUTHORITY**

I, Timothy D. Edmunds, P.E., Assistant Secretary of the Atlantic County Improvement Authority, State of New Jersey, do hereby certify that the foregoing is a correct and true copy of a resolution adopted by the Board at a meeting duly held on the 9<sup>th</sup> day of October 2025.

\_\_\_\_\_  
Timothy D. Edmunds, P.E., Executive Director