



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 12, 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 Randolph C. Lafferty, Esquire, General Counsel to ACIA, at 4:02 p.m. The Board of Commissioners held their public meetings as designated below both in-person and via Teams conference on June 12, 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:

June 12, 2025, 04:00 PM Eastern Time

Meeting ID: 256 982 513 374 2

Passcode: r2w9NX2K

COMMISSIONERS PARTICIPATING IN THE MEETING

Roy Foster, Chairperson; Edwin G. Blake, Secretary; Rev. Milton Hendricks, Assistant Secretary; Joseph J. Giraldo, Treasurer; Don Guardian, Commissioner; Robert Gross, Commissioner, joined the meeting at 4:21 pm; and Wendy Barlett, Commissioner.

Robert J. Tarby, Sr, Vice Chairperson; 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; Bob McGuigan, CDBG Director; and Jessica Parada, Financial Specialist.

OTHERS IN ATTENDANCE

Randolph C. Lafferty, Esquire, General Counsel to ACIA; 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 April 10th, 2025, Regular Board Meeting

Attachment #1

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

A motion was made by Mr. Blake and seconded by Mr. Guardian to approve the Minutes of the April 10, 2025, Regular Board Meeting. By a roll-call vote of 6-0-1, the Minutes were approved.

III. FINANCIAL REPORT

A. Financial Reports of March 2025

Attachment #2

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

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

B. Financial Reports of April 2025

Attachment #3

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

A motion was made by Mr. Giraldo and seconded by Mr. Guardian 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

A. 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.

V. ADMINISTRATIVE

A. Shared Service Agreement-ACUA

Attachment #4

The Board was asked to authorize a shared service agreement with the Atlantic County Utilities Authority for them to provide certain administrative services to the Authority for an amount not to exceed \$5,000.00.

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

B. Labor and Employment Counsel

Attachment #5

The Board was asked to authorize the Executive Director to execute a contract with Blaney, Donohue & Weinberg P.C. for Labor and Employment Counsel services for the period July 1, 2025 to June 30, 2026

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

VI. PROJECT MANAGEMENT

A. Atlantic County Justice Facility Phase II Parking Lot Resurfacing

Attachment #6

The Board was asked to authorize the Executive Director to execute a contract with Landberg Construction, LLC in the amount of \$1,426,473.31 for the Atlantic County Justice Facility Phase II Parking Lot Resurfacing project.

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

B. Atlantic County Stillwater Complex Parking Lot Improvements

Attachment #7

The Board was asked to authorize the Executive Director to execute a contract with Landberg Construction in the amount of \$553,905.33 for Atlantic County Stillwater Complex Parking Lot Improvements project.

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

C. Demolition of 109 N. Ohio Avenue

Attachment #8

The Board was asked to authorize the Executive Director to execute a contract with Caravella Demolitions in the amount of \$32,175.00 for the demolition of 109 N. Ohio Avenue.

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.

D. Demolition of 400 Atlantic Avenue

Attachment #9

The Board was asked to authorize the Executive Director to execute a contract with TTL Services in the amount of \$55,000.00 for the demolition of 400 Atlantic Avenue

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

E. Demolition of 427 N. Tennessee Avenue

Attachment #10

The Board was asked to authorize the Executive Director to execute a contract with Caravella Demolitions in the amount of \$86,148.70 for the demolition of 427 N. Tennessee Avenue.

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

F. Mullica Township Police Department Architectural Services

Attachment #11

The Board was asked to authorize the Executive Director to amend an agreement with William Mclees Architectural in the amount of \$232,800 for the renovation and addition redesign of the Mullica Township Municipal Building.

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

G. Mullica Township Police Department Engineering Services

Attachment #12

The Board was asked to authorize the Executive Director to amend an agreement with ARH Associates in the amount of \$73,700 for site plan improvements and Pinelands permitting associated with the renovation and addition redesign of the Mullica Township Municipal Building.

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

H. ACCC Pumping Station Shared Service Agreement

Attachment #13

The Board was asked to authorize the Executive Director to execute a Shared Services Agreement with Atlantic Cape Community College for Project Management Services for the pumping station project in the amount of \$26,070.

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

I. Atlantic County Justice Facility Courtyard

Attachment #14

The Board was asked to authorize the Executive Director to execute a Shared Services Agreement with Atlantic County in the amount of \$16,750 for the Justice Facility Courtyard Concrete Replacement Project.

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

VII. FINANCING

A. Financial Advisory Services- NW Financial

Attachment #15

The Board was asked to authorize the renewal of the agreement with NW Financial for Financial Advisory Services as needed and to appoint them as Financial Advisor in connection with the sale of bonds or notes or general consulting engagements and for the review of prior and current secondary market disclosure requirements and to complete and post the necessary continuing disclosure filings and postings to EMMA.

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

VIII. ECONOMIC DEVELOPMENT

Attachment #16

A. Economic Development Funding Agreement

The Board was asked to authorize the Executive Director to enter into an Agreement with Atlantic County to accept funding for the Economic Development Initiative and further authorizing the Executive Director to enter separate Memorandum of Understandings with the Atlantic County Economic Alliance and the National Aviation Research and Technology Park concerning disbursement of said funds.

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

IX. EXECUTIVE SESSION - none

X. OLD BUSINESS - none

XI. NEW BUSINESS - none

XII. PUBLIC COMMENTS - none

XIII. ADJOURNMENT - A motion was made by Mr. Giraldo and seconded by Mr. Blake, to adjourn the meeting. By a unanimous vote, the meeting adjourned at 4:28 p.m.

Respectfully,



Edwin G. Blake
Secretary

MEMORANDUM

Date: June 17, 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 June 12, 2025

I. The Minutes of the above-referenced meeting were submitted pursuant to N.J.S.A. 40:41A-37 et seq., on June 17, 2025.

- (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.

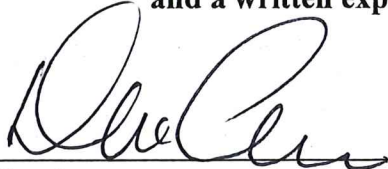
II. I hereby return the Minutes of the above referenced meeting to the Authority and to the Board of Freeholders, on the date set forth above, which is:

JUN 18 '25 RCVD
LAW DEPT

- (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