ACIA
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, October 8, 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 October 8, 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:
October 8, 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; Joseph J. Giralo, Treasurer; Robert Gross, Commissioner; Wendy Barlett, Commissioner and Rev. Milton Hendricks, Assistant Secretary, joined the meeting at 4:20 p.m.

Don Guardian, Commissioner; India Still, Commissioner; were unable to attend.

STAFF PARTICIPATING IN THE MEETING

Timothy D. Edmunds, Executive Director; Alexis Jernee, Comptroller; Edward Perkins, Director of Projects; Bob McGuigan, Director of Community Development; Tina Rodriguez, Administrative Assistant 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 September 10, 2026, Board Meeting — Attachment #1

The Board was asked to approve the Minutes of the September 10, 2026, Regular Board

Meeting as presented or as corrected.

A motion was made by Mr. Blake and seconded by Mr. Tarby to approve the Minutes of September 10, 2026, Regular Board Meeting. By a roll-call vote of 6-0-0, the Minutes were approved.

III. FINANCIAL REPORT

A. Financial Report from August 2026 — Attachment #2

The Board was asked to approve, by resolution, the expenditures contained in the Preliminary Financial Report of August 2026.

A motion was made by Mr. Blake and seconded by Mr. Tarby to approve the expenditures contained therein. By a roll-call vote of 6-0-0, 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. Presentation and Approval of the 2027 Budget — Attachment #3

The Board was asked to review and approve the proposed 2027 Budget for submission to the Local Finance Board.

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

VI. NARTP

A. Atlantic County NJ Aerospace LLC Loan — Attachment #4

The Board was asked to authorize the execution of a temporary loan agreement between ACIA and Atlantic County NJ Aerospace LLC and further authorize a First Amendment to the Operating Agreement of Atlantic County NJ Aerospace LLC

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

B. NARTP Buildings 2 and 3 — Attachment #5

The Board was asked to authorize the Executive Director to execute a contract with Atlantic Coast Alarm for fire alarm monitoring, security surveillance and access control maintenance.

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

C. Solar Design Services — Attachment #6

The Board was asked to authorize the Executive Director to execute a contract with French & Parrello Associates for Solar Design Services for Buildings 2 and 3 at NARTP.

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

VII. PROJECT MANAGEMENT

A. Pleasantville Senior Center — Attachment #7

The Board was asked to authorize the Executive Director to amend an Agreement with William Mclees Architecture for additional design services and to further amend an Agreement with the City of Pleasantville to reflect William Mclees Architecture's contract increase.

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

VIII. FINANCING

A. Local Finance Board Application — Attachment #8

The Board was asked to authorize the Executive Director to submit an application to the Local Finance Board for issuance for additional bonds in the amount of $2,800,000 for a total not to exceed authorization of $7,800,000 and the adoption by Mullica Township of an amended valorem lease guaranty ordinance securing payment of the Authority additional bonds and any notes for Mullica Township Municipal Complex project.

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

IX. **OPEN SESSION** – none

X. **OTHER BUSINESS** – none

XI. **EXECUTIVE SESSION** – none

XII. **ADJOURNMENT** – A motion was made by Mr. Giralo and seconded by Mr. Tarby, to adjourn the meeting. By a unanimous vote, the meeting adjourned at 4:25 p.m.

Respectfully,

Edwin G. Blake
Secretary

MEMORANDUM

Date: September 11, 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 September 10, 2026

I. The Minutes of the above-referenced meeting were submitted pursuant to N.J.S.A. 40:41A-37 et seq., on September 11, 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

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