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 9, 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 Robert J. Tarby, Sr, Vice Chairperson at 4:06 p.m. The Board of Commissioners held their public meetings as designated below both in-person and via Teams conference on October 9, 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:
October 9, 04:00 PM Eastern Time
Meeting ID: 256 982 513 374 2
Passcode: r2w9NX2K

COMMISSIONERS PARTICIPATING IN THE MEETING

Robert J. Tarby, Sr, Vice Chairperson; Edwin G. Blake, Secretary; Rev. Milton Hendricks, Assistant Secretary; Robert Gross, Commissioner; India Still, Commissioner; and Wendy Barlett, Commissioner.

Roy Foster, Chairperson; Joseph J. Giralo, Treasurer; and Don Guardian, Commissioner, were unable to attend.

STAFF PARTICIPATING IN THE MEETING

Timothy D. Edmunds, Executive Director; Jessica Wheeley, Comptroller; Bob McGuigan, CDBG Director; Jessica Parada, Financial Specialist.

OTHERS IN ATTENDANCE

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

I. OPENING STATEMENT AND ROLL CALL

Robert J. Tarby, Sr, Vice Chairperson read the Notice of Public Meeting, and the roll was called.

II. MINUTES

A. Minutes of September 11, 2025, Board Meeting — Attachment #1

The Board was asked to approve the Minutes of the September 11, 2025, Regular Board Meeting as presented or as corrected.

A motion was made by Mr. Gross and seconded by Mr. Blake to approve the Minutes of the September 11, 2025, Regular Board Meeting. By a roll-call vote of 5-0-1, the Minutes were approved.

III. FINANCIAL REPORT

A. Financial Reports of August 2025 — Attachment #2

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

A motion was made by Rev. Hendricks and seconded by Mr. Blake 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

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. ADMINISTRATION

A. Presentation and Approval of the 2026 Budget — Attachment #3

The Board was asked to review and approve the proposed 2026 Budget for submission to the Local Finance Board.

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

B. Retirees Health Insurance — Attachment #4

The Board was asked to authorize a resolution allowing ACIA retirees to participate in self-pay health benefit plan for one year to conclude September 20, 2026.

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.

VI. COMMUNITY DEVELOPMENT PROGRAM

A. 2025 CDBG and HOME Contract with Atlantic County — Attachment #5

The Board was asked to approve a resolution authorizing the Executive Director to enter into shared service agreements with various municipalities to implement the FY 2025 CDBG Entitlement Grant Program.

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

B. Share Atlantic County 2025 CDBG Entitlement Grant Program/ Municipalities Agreements **Attachment #6**

The Board was asked to approve a resolution authorizing the Executive Director to enter into shared service agreements with various municipalities to implement the FY 2025 CDBG Entitlement Grant Program.

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

VII. PROJECT MANAGEMENT

A. Atlantic County Civil Courthouse Toilet Room ADA Renovations **Attachment #7**

The Board was asked to authorize the execution of a Shared Services Agreement with Atlantic County for the Authority to provide Project Management services for County's Civil Courthouse Toilet Room ADA Renovations project in the amount of $14,900.00.

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

VIII. EXECUTIVE SESSION – at 4:22 Robert J. Tarby, Sr, Vice Chairperson, requested that the Board go into Executive Session to discuss pending litigation.

A motion was made by Rev. Hendricks and seconded by Mr. Gross to go into Executive Session. By a roll-call vote of 6-0-0, the Board agreed to go into Executive Session.

Upon return at 4:41 p.m., Mr. Blake left the meeting and Mr. Guardian joined. General Counsel presented a summary of the consensus of the Board and the Board was asked to extend authority to the Executive Director and General Counsel to advise defense counsel in the matter of Midatlantic Construction v. ACCC, ACIA and DaVinci that the Authority will participate to the extent of $50,000 in a joint settlement offer of $150,000 to the Plaintiff. A motion was made by Mr. Gross and seconded by Ms. Still to approve this request. By a roll-call vote of 6-0-0 the resolution was approved.

IX. NEW BUSINESS

X. OLD BUSINESS

XI. PUBLIC COMMENTS

XII. 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 4:44 p.m.

Respectfully,

Edwin G. Blake
Secretary

MEMORANDUM

Date: October 10, 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 October 9, 2025

I. The Minutes of the above-referenced meeting were submitted pursuant to N.J.S.A. 40:41A-37 et seq., on October 10, 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:

(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

Kaitlyn Flynn, Assistant County Counsel
Approved as to Form & Entry

cc: N. Lynne Hughes, Esquire, County Counsel

ATTACHMENTS: ______Minutes
______Veto Message

AC_ACIA\Share_All\Board\Minutes