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, November 12, 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 Vice Chairperson Robert J. Tarby, Sr. at 4:14 p.m. The Board of Commissioners held their public meetings as designated below both in-person and via Teams conference on November 12, 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:
November 12, 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; Wendy Barlett, Commissioner and Rev. Milton Hendricks, Assistant Secretary.

Joseph J. Giralo, Treasurer; Don Guardian, Commissioner; Robert Gross, 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; and Kaitlyn Flynn, Atlantic County Counsel.

I. OPENING STATEMENT AND ROLL CALL

Mr. Tarby read the Notice of Public Meeting, and the roll was called.

II. MINUTES

A. Minutes of the October 8, 2026, Board Meeting — Attachment #1

The Board was asked to approve the Minutes of the October 8, 2026, Regular Board Meeting

as presented or as corrected.

A motion was made by Mr. Foster and seconded by Rev. Hendricks to approve the Minutes of October 8, 2026, Regular Board Meeting. By a roll-call vote of 5-0-0, the Minutes were approved.

III. FINANCIAL REPORT

A. Financial Report from September 2026 — Attachment #2

The Board was asked to approve, by resolution, the expenditures contained in the Preliminary Financial Report of September 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 5-0-0, 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. Policy and Procedures Manual — Attachment #3

The Board was asked to approve changes to Section 2.03- Sick Leave and Section 2.06- Family Leave of Absence in the Policy and Procedures Manual.

A motion was made by Rev. Hendricks and seconded by Ms. Bartlett to approve the resolution. By a roll-call vote of 5-0-0, the resolution was approved.

B. Leave of Absence — Attachment #4

The Board was asked to authorize the Executive Director to grant a leave of absence without Pay for Alexis Jernee for a period of twenty-two (22) weeks to begin approximately December 8, 2026 and end approximately May 10, 2027.

A motion was made by Mr. Foster and seconded by Mr. Tarby to approve the resolution. By a roll-call vote of 5-0-0, the resolution was approved.

VI. PROJECT MANAGEMENT

A. ACCC Atlantic City Campus One Stop — Attachment #5

The Board was asked to authorize the Executive Director to execute a Shared Services Agreement with Atlantic Cape Community College for Project Management/Owners Representative services for the Atlantic City Campus One Stop renovation project in the amount of $66,307.50.

A motion was made by Mr. Foster and seconded by Rev. Hendricks, to approve the resolution. By a roll-call vote of 5-0-0, the resolution was approved.

B. ACCC Mays Landing Campus Pavement Resurfacing — Attachment #6

The Board was asked to authorize the Executive Director to execute a Shared Services Agreement with Atlantic Cape Community College for Project Management/Owners Representative services for a pavement resurfacing project at the Mays Landing Campus in the amount of $18,495.26
A motion was made by Mr. Blake and seconded by Rev. Hendricks to approve the resolution.

By a roll-call vote of 5-0-0, the resolution was approved

C. ACCC Mays Landing Campus Gym Renovations **Attachment #7**

The Board was asked to authorize the Executive Director to execute a Shared Services Agreement with Atlantic Cape Community College for Project Management/Owners Representative services for Building E Gym Renovations project in the amount of $57,275.00.

A motion was made by Mr. Blake and seconded by Rev. Hendricks to approve the resolution. By a roll-call vote of 5-0-0, the resolution was approved

VII. COMMUNITY DEVELOPMENT

A. 2026 CDBG and HOME Contract with Atlantic County **Attachment #8**

The Board was asked to approve a resolution authorizing the Executive Director to enter into an agreement with Atlantic County to administer Atlantic County's FY 2026 Community Development Block Grant Entitlement Program and the Atlantic County HOME Program.

A motion was made by Mr. Blake and seconded by Mr. Tarby to approve the resolution. By a roll-call vote of 5-0-0, the resolution was approved

B. Atlantic County 2026 CDBG Entitlement Grant Program/ Municipalities Agreements **Attachment #9**

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 2026 CDBG Entitlement Grant Program.

A motion was made by Mr. Foster and seconded by Rev. Hendricks to approve the resolution. By a roll-call vote of 5-0-0, the resolution was approved

C. MOU with MINA Lenders Inc., and Minorities Allied Lenders, Inc. **Attachment #10**

The Board was asked to approve a resolution authorizing the Executive Director to enter into a Memorandum of Understanding (MOU) for a Shared- Service Referral Partnership with MINA Lenders, Inc. and Minorities Allied Lenders, Inc.

A motion was made by Rev. Hendricks and seconded by Ms. Bartlett to approve the resolution. By a roll-call vote of 5-0-0, the resolution was approved

VIII. FINANCING

A. Mullica Township Supplemental Project Note **Attachment #11**

The Board was asked to adopt a resolution authorizing the issuance of an additional not to exceed $2,800,000 aggregate principal amount of Township secured lease revenue bonds, Series 2026B (Township of Mullica Municipal Complex Project), of the Atlantic County Improvement Authority to a previously authorized amount of $5,000,000.

A motion was made by Mr. Foster and seconded by Mr. Tarby to approve the resolution. By a roll-call vote of 5-0-0, the resolution was approved

IX **OPEN SESSION** – none

X. **OTHER BUSINESS** – none

XI. **EXECUTIVE SESSION** – none

XII. **ADJOURNMENT** – A motion was made by Mr. Blake and seconded by Rev. Hendricks, to adjourn the meeting. By a unanimous vote, the meeting adjourned at 4:40 p.m.

Respectfully,

Edwin G. Blake
Secretary

MEMORANDUM

Date: November 13, 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 November 12, 2026

I. The Minutes of the above-referenced meeting were submitted pursuant to N.J.S.A. 40:41A-37 et seq., on November 13, 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

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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