



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, December 11, 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 Roy Foster, Chairperson at 4:11 p.m. The Board of Commissioners held their public meetings as designated below both in-person and via Teams conference on December 11, 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:

December 11, 2025 - 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; Rev. Milton Hendricks, Assistant Secretary; Joseph J. Giraldo, Treasurer; Don Guardian, Commissioner; and India Still, Commissioner.

Robert Gross, Commissioner and Wendy Barlett, 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, Bonnie Lindaw, Atlantic County Treasurer, Arthur Murray, Atlantic County Counsel, and Andrew Parker, Atlantic County Commissioner.

I. OPENING STATEMENT AND ROLL CALL

Roy Foster, Chairperson read the Notice of Public Meeting, and the roll was called.

II. MINUTES

A. Minutes of November 13, 2025, Board Meeting

Attachment #1

The Board was asked to approve the Minutes of the November 13, 2025, Regular Board Meeting as presented or as corrected.

A motion was made by Mr. Guardian and seconded by Mr. Tarby to approve the Minutes of November 13, 2025, Regular Board Meeting. By a roll-call vote of 5-0-2, the Minutes were approved.

III. FINANCIAL REPORT

A. Financial Reports of October 2025

Attachment #2

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

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

EXECUTIVE DIRECTOR'S REPORT

CONTRACTS AWARDED - Authorized by Executive Director

There was one contract authorized by the Executive Director for an amount of \$17,500. The Authority has retained Christine Jenner as Communications/Public Relations Consultant.

A presentation was given by Jon Schliefer, Acting Deputy Director and Mike Sears, Center Operations Division Manager of FAA's William J. Hughes Technical Center for Advanced Aerospace for alternative means of power delivery from FAA substation.

IV. ADMINISTRATION

A. Designation of Public Agency Compliance Officer

Attachment #3

The Board was asked to designate Edward Perkins as Public Agency Compliance Officer in accordance with N.J.A.C. 1717:27-3.2.

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

B. Atlantic County Economic Alliance Membership Fee

Attachment #4

The Board was asked to authorize \$10,000.00 membership fee to the Atlantic County Economic Alliance for 2026.

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

C. 2026 Authority Delayed Budget Resolution

Attachment #5

The Board was asked to approve a resolution authorizing the Executive Director to advise the New Jersey Department of Community Affairs that the 2026 budget of the Authority was not completed for submittal by November 1, 2025.

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

D. Adoption of the 2026 Annual Budget

Attachment #6

The Board was asked to adopt a resolution approving the ACIA Budget for the Fiscal Year January 1, 2026, to December 31, 2026.

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

V. GOLF COURSE OPERATIONS

A. Green Tree Golf Course Shared Services Agreement Renewal

Attachment #7

The Board was asked to approve a resolution authorizing the renewal of the Shared Services Agreement with Atlantic County for the Authority to provide management services for the John F. Gaffney Green Tree Golf Course for 2026 contingent Atlantic County Government approval of the 2026 golf course budget.

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

B. Brigantine Golf Links Shared Services Agreement

Attachment #8

The Board was asked to approve a resolution authorizing the renewal of the Shared Services Agreement with Brigantine for the Authority to provide management services for the Links at Brigantine Golf Course for January and February 2026.

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

VI. PROJECT MANAGEMENT

A. Hamilton Township Board of Education

Attachment #9

The Board was asked to authorize the execution of a Shared Services Agreement with the Hamilton Township Board of Education to provide Project Management services for an addition to the Joseph Shaner School in the amount of \$119,180.

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

B. Atlantic County Sheriff's Residence

Attachment #10

The Board was asked to authorize the execution of a Shared Services Agreement with Atlantic County to provide Project Management Services for rehabilitation and porch of Reconstruction at the Atlantic County Sheriff's residence in the amount \$35,700.

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

C. Atlantic County Meadowview Nursing Home Loading Dock

Attachment #11

The Board was asked to authorize the execution of a Shared Services Agreement with Atlantic County to provide Project Management Services for reconstruction of the loading dock at Meadowview Nursing Home in the amount \$24,800.

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.

D. ACCC Building E Roof Replacement

Attachment #12

The Board was asked to authorize the execution of a Shared Services Agreement with Atlantic Cape Community College (ACCC) to provide Project Management Services for the College's Building E roof replacement project in the amount of \$25,265.75.

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

VII. **OPEN SESSION** – none

VIII. **OTHER BUSINESS** – none

IX. **EXECUTIVE SESSION** – none

X. **ADJOURNMENT** - A motion was made by Mr. Giraldo and seconded by Mr. Tarby, to adjourn the meeting. By a unanimous vote, the meeting adjourned at 4:58 p.m.

Respectfully,

A handwritten signature in black ink, appearing to read 'Edwin G. Blake', written in a cursive style.

Edwin G. Blake
Secretary

MEMORANDUM

Date: December 12, 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 December 11, 2025

I. The Minutes of the above-referenced meeting were submitted pursuant to N.J.S.A. 40:41A-37 et seq., on December 12, 2025.

- (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) Approved in all respects.
- (b) Vetoed in all respects. A written explanation of the reasons for the veto is attached.
- (c) X 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.

(Vetoing contract award for PR Consultant)

Alexis Levenson

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