



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, February 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 Chairperson Roy Foster Sr, at 4:03 p.m. The Board of Commissioners held their public meetings as designated below both in-person and via Teams conference on February 12, 2026, at the Atlantic County Improvement Authority in the Conference Room of Building 3, National Aerospace Research & Technology Park, 600 Aviation Research Boulevard, Egg Harbor Township, New Jersey.

Teams Meeting Time:

February 12, 2026, 04:00 PM Eastern Time

Meeting ID: 284 961 855 049

Passcode: j8mz6Rd9

COMMISSIONERS PARTICIPATING IN THE MEETING

Roy Foster, Chairperson; Robert J. Tarby, Sr, Vice Chairperson; Rev. Milton Hendricks, Assistant Secretary; Joseph J. Giraldo, Treasurer; Don Guardian, Commissioner; Robert Gross, Commissioner; India Still, Commissioner, joined the meeting at 4:18 p.m.; and Wendy Barlett, Commissioner.

Edwin G. Blake, Secretary, was unable to attend.

STAFF PARTICIPATING IN THE MEETING

Timothy D. Edmunds, Executive Director; 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 January 8, 2026, Board Meeting

Attachment #1

The Board was asked to approve the Minutes of the January 8, 2026, Board Meeting as presented or as corrected.

A motion was made by Mr. Tarby and seconded by Mr. Giraldo, to approve the Minutes of the January 8, 2026, Board Meeting. By a roll-call vote of 4-0-3, the Minutes were approved.

III. ELECTION OF OFFICERS

Attachment #2

The Board was asked to elect a slate of Officers for the 2026– 2027 Year.

Mr. Lafferty addressed the Board and stated that the Nominating Committee nominates the following slate of Officers to the ACIA Board:

Chairperson:	Roy M. Foster
Vice-Chairperson:	Robert J. Tarby
Secretary:	Edwin G. Blake
Assistant Secretary:	Rev. Milton Hendricks
Treasurer:	Joseph G. Giraldo

The Authority's Executive Director shall serve as Assistant Secretary in the absence of the Secretary and Assistant Secretary.

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

IV. FINANCIAL REPORT

A. Financial Report of December 2025

Attachment #3

The Board was presented a preliminary Financial Report of December 2025 and was requested to approve by resolution, the expenditures contained therein.

A motion was made by Mr. Giraldo 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. Approval of Depositories

Attachment #4

The Board was asked to approve a resolution authorizing specific Banking Institutions to be used as the Authority's depositories. Commissioner Wendy Barlett stated that Cape Savings Bank, Capital Bank of New Jersey and Republic Bank are no longer in business

A motion was made by Rev. Hendrick 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.

C. Approval of Eligible Investments

Attachment #5

The Board was asked to approve a resolution authorizing Eligible Investments of its various bond funds. Commissioner Barlett stated Cape Savings Bank and Republic Bank are no longer in business.

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.

V. EXECUTIVE DIRECTOR'S REPORT

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.

VI. ADMINISTRATIVE

A. Check Signer Authorization

Attachment #6

The Board was asked to approve a resolution naming the authorized check signers for the year 2026-2027.

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. Annual Schedule of Board Meeting Dates

Attachment #7

The Board was asked to approve a resolution adopting the annual schedule of regular meetings of the Atlantic County Improvement Authority pursuant to the Open Public Meetings Act.

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. Agreement – Accounting Services Ford, Scott Associates, LLC

Attachment #8

The Board was asked to authorize the Executive Director to renew a contract with Ford, Scott Associates, LLC to provide accounting services on an hourly basis for Atlantic County NJ Aerospace, LLC.

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.

D. Section 125 Premium Only Plan

Attachment #9

The Board was asked to authorize participation in the Section 125 Premium Only Plan to continue to allow health care benefits to be taken out of pay checks pre-tax.

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

E. Agreement 2026-2027 Legal Services Cooper-Levenson

Attachment #10

The Board was asked to authorize the Executive Director to renew a contract with Cooper Levenson to provide legal services for the period March 1, 2026, to February 28, 2027, for an amount not to exceed \$25,000.

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

F. Health Benefits/Vision and Dental Plan – Atlantic County

Attachment #11

The Board was asked to approve a resolution authorizing the Executive Director to enter into a contract with Atlantic County for dental and vision insurance for eligible participating employees for 2026 for \$3,824.54 per quarter for an annual amount not-to-exceed \$15,298.16.

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

VII. PROJECT MANAGEMENT

A. Property Management Services – NARTP

Attachment #12

The Board was asked to Authorize the renewal of the Professional Services Agreement with New Vistas Corporation to provide Property Management Services for 600 Aviation Research Boulevard at the National Aerospace Research and Technology Park.

A motion was made by Rev. Henricks and seconded by Mr. Giraldo to approve the resolution. By a roll-call vote of 8-0-0, the resolution was approved.

B. Property Management Services – Cape May Tech Village

Attachment #13

The Board was asked to Authorize the renewal of a Professional Services Agreement with New Vistas Corporation to provide Property Management Services for Building 1 at the Hangars at Tech Village.

A motion was made by Ms. Bartlett and seconded by Rev. Hendricks to approve the resolution. By a roll-call vote of 8-0-0, the resolution was approved.

C. Demolition of 618 Caspian Avenue, Atlantic City

Attachment #14

The Board was asked to approve a resolution authorizing the Executive Director to enter into a contract with Ricco Construction Corp. in the amount of \$30,037.70 for the demolition of 618 Caspian Avenue in Atlantic City.

A motion was made by Mr. Giraldo and seconded by Mr. Gross to approve the resolution. By a roll-call vote of 8-0-0, the resolution was approved.

VIII. COMMUNITY DEVELOPMENT

A. CDBG and HOME Consultant Award

Attachment #15

The Board was asked to approve the award of a contract for CDBG and HOME Consulting to TRIAD Associates of Vineland.

A motion was made by Mr. Giraldo and seconded by Mr. Tarby to approve the resolution. By a roll-call vote of 8-0-0, the resolution was approved.

B. Habitat for Humanity Amendment to Add Funding

Attachment #16

The Board was asked to approve a resolution to allow the Executive Director to sign an amendment to an agreement with Habitat for Humanity of South Central New Jersey to add CHDO funds for a Habitat for Humanity Project on Ashland Avenue in Egg Harbor Township.

A motion was made by Mr. Giraldo and seconded by Ms. Bartlett to approve the resolution. By a roll-call vote of 8-0-0, the resolution was approved.

C. Extension of Atlantic City CDC Program Agreements

Attachment #17

The Board was asked to approve a resolution to allow the Executive Director to extend update agreements as needed to continue Homebuyer, Rehabilitation & Façade Improvement Programs for the Atlantic City CDCs for an additional year with the option for a one-year automatic extension if neither the ACIA nor the CDC's wish to cancel.

A motion was made by Mr. Tarby and seconded by Rev. Hendricks to approve the resolution. By a roll-call vote of 8-0-0, the resolution was approved.

IX. GOLF COURSE OPERATIONS

A. Ground Supplies Award

Attachment #18

The Board was asked to authorize the purchase of certain fertilizers, pesticides, seed and other grounds supplies in amounts as needed in accordance with the bid responses and the recommendations of the Director of Golf and the Golf Course Superintendent and identified on the attached list of vendors and products in amounts not to exceed the respective approved Golf Course Budgets.

A motion was made by Mr. Giraldo and seconded by Mr. Tarby to approve the resolution. By a roll-call vote of 8-0-0, the resolution was approved.

X. FINANCING

A. Local Finance Board Application- ACIT Athletic Stadium

Attachment #19

The Board was asked to approve a resolution authorizing the Executive Director to submit an application to the Local Finance Board for the Authority to secure bonds or notes to finance construction of an athletic stadium on the campus of the Atlantic County Institute of Technology in Mays Landing NJ.

A motion was made by Mr. Tarby and seconded by Mr. Giraldo to approve the resolution. By a roll-call vote of 7-0-1, the resolution was approved.

B. Garden Court Apartments/Luxury Tax Fund

Attachment #20

The Board was asked to approve a resolution authorizing the Executive Director to execute a Declaration Regarding Garden Court Apartments in connection with the transfer of the property to Garden Court AC LLC.

A motion was made by Mr. Tarby and seconded by Mr. Giraldo to approve the resolution. By a roll-call vote of 8-0-0, the resolution was approved.

XI. OPEN SESSION - none

XII. OTHER BUSINESS - none

XIII. EXECUTIVE SESSION - none

XIV. 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 4:40 p.m.

Respectfully,

Rev. Dr. Milton L. Hendricks

Rev. Dr. Milton L. Hendricks (Feb 20, 2026 13:18:00 EST)

Rev. Milton Hendricks
Assistant Secretary

MEMORANDUM

Date: February 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 February 12, 2026

I. The Minutes of the above-referenced meeting were submitted pursuant to N.J.S.A. 40:41A-37 et seq., on February 13, 2026.

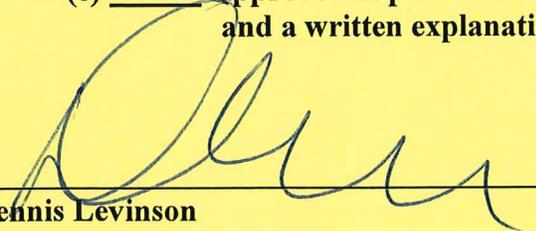
- (a) X by the end of the fifth business day following the meeting.
- (b) as soon as practicable following the meeting where emergency action has been taken.
- (c) beyond the statutory period for submission.

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
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