



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, July 9, 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 4:07 p.m. The Board of Commissioners held their public meetings as designated below both in-person and via Teams conference on July 9, 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:

July 9, 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; Rev. Milton Hendricks, Assistant Secretary; Joseph J. Giraldo, Treasurer; Don Guardian, Commissioner; and Wendy Barlett, Commissioner,

Robert Gross, Commissioner and 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; 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 June 11, 2026, Board Meeting

Attachment #1

The Board was asked to approve the Minutes of the June 11, 2026, Regular Board Meeting as

presented or as corrected.

A motion was made by Mr. Tarby and seconded by Mr. Blake to approve the Minutes of June 11th, 2026, Regular Board Meeting. By a roll-call vote of 6-0-1, the Minutes were approved.

B. Minutes of the June 26th, 2026, Special Board Meeting **Attachment #2**

The Board was asked to approve the minutes of the June 26th, 2026, Special Board Meeting as presented or as corrected.

A motion was made by Mr. Giraldo and seconded by Mr. Guardian to approve the Minutes of June 26th, 2026, Regular Board Meeting. By a roll-call vote of 4-0-3, the Minutes were approved.

III. FINANCIAL REPORT

A. Financial Report from May 2026 **Attachment #3**

The Board was presented a preliminary Financial Report of May 2026 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.

IV. EXECUTIVE DIRECTOR'S REPORT

There were no contracts awarded under the public bidding threshold of \$17,500.

V. ADMINISTRATIVE

A. County Office Building **Attachment #4**

The Board was asked to adopt a resolution authorizing the Executive Director to execute documents relating to the Subdivision Deed of the County Office building property, Declaration of Easements and Quitclaim Deeds to relinquish ownership of the County Office building and Atlantic City Library.

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.

VI. FINANCING

A. Supplemental Project Note- Mullica Township Municipal Building **Attachment #5**

The Board was asked to adopt a resolution authorizing the issuance of Township secured lease revenue project note, Series 2026 (Township of Mullica Complex Project), of the Atlantic County Improvement Authority in an amount not to exceed \$5,000,000.

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

VII. PROJECT MANAGEMENT

A. ACCC Capital Project Shared Services Agreement **Attachment #6**

The Board was asked to authorize the Executive Director to execute a Shared Services Agreement with Atlantic Cape Community College for Capital Projects Project Management Services in the amount of \$40,500.00

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

B. Atlantic County Justice Facility Lock Replacement

Attachment #7

The Board was asked to authorize the Executive Director to execute a Shared Services Agreement with Atlantic County for Owners Representative and Project Management Services for Atlantic County Justice Facility Lock Replacement Project in the amount of \$70,225.00

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.

VIII. COMMUNITY DEVELOPMENT

A. Consultant - Section 108 and other Business Loan Programs

Attachment #8

The Board was asked to authorize the Executive Director to execute an agreement with Community Initiatives Development Corporation for technical advice and assistance in the implementation of the Section 108 Loan Fund and USDA IRP for business and packaging financing packages for Atlantic County Business for 1 year for an amount not to exceed \$60,000.00.

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. LFB Application: Atlantic City Homebuyers Program

Attachment #9

The Board was asked to approve a resolution authorizing an application to the Local Finance Board for its approval to request an additional \$1 million from the Luxury Tax Fund to refund the Atlantic City Homebuyers Assistance program administered by the Authority.

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.

IX. NARTP BUILDING #2

A. Atlantic County NJ Aerospace LLC Loan

Attachment #10

The Board was asked to authorize the Executive Director to execute a temporary loan agreement between ACIA, NJEDA and Atlantic County NJ Aerospace LLC in the amount of \$100,000 to fund Building #2 utility and property maintenance costs.

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.

X. PUBLIC COMMENTS – none

XI. OLD BUSINESS – none

XII. NEW BUSINESS – none

XIII. ADJOURNMENT - A motion was made by Mr. Tarby and seconded by Mr. Giraldo, to adjourn the meeting. By a unanimous vote, the meeting adjourned at 4:26 p.m.

Respectfully,



Edwin G. Blake
Secretary

MEMORANDUM

Date: July 10, 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 July 9, 2026

I. The Minutes of the above-referenced meeting were submitted pursuant to N.J.S.A. 40:41A-37 et seq., on July 10, 2026.

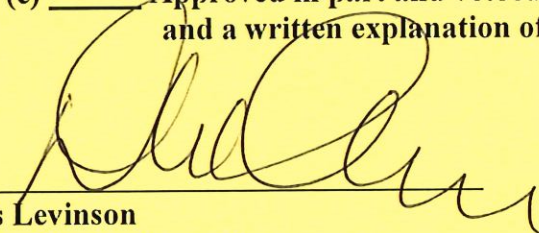
- (a) X by the end of the fifth business day following the meeting.
- (b) _____ as soon as practicable following the meeting where emergency action has been taken.
- (c) _____ beyond the statutory period for submission.

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:

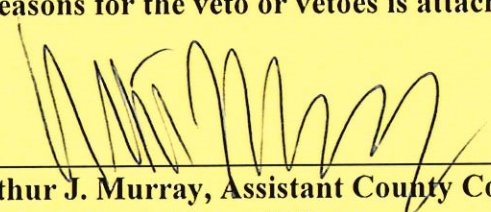
- (a) X within ten days of delivery.
- (b) _____ within twenty-four (24) hours of delivery where the action taken at the meeting was deemed by the Authority to be in response to an emergency situation.

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