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, August 13, 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 4:01 p.m. The Board of Commissioners held their public meetings as designated below both in-person and via Teams conference on August 13, 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:
August 13, 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; joined at 4:03pm; Edwin G. Blake, Secretary; Rev. Milton Hendricks, Assistant Secretary; Joseph J. Giralo, Treasurer; Don Guardian, Commissioner; India Still, Commissioner and Wendy Barlett, Commissioner, joined at 4:07pm.

Robert Gross, Commissioner was 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; 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 July 9, 2026, Board Meeting **Attachment #1**

The Board was asked to approve the Minutes of the July 9, 2026, Regular Board Meeting as presented or as corrected.

A motion was made by Mr. Giralo and seconded by Mr. Guardian to approve the Minutes of July 9, 2026, Regular Board Meeting. By a roll-call vote of 5-0-1, the Minutes were approved.

III. FINANCIAL REPORT

A. Financial Report from June 2026 — Attachment #2

The Board was presented a preliminary Financial Report of June 2026 and was requested to approve by resolution, the expenditures contained therein.

A motion was made by Mr. Giralo and seconded by Mr. Blake 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

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

Auditor's, Evan Jenson and Vincent Omelio from Holman, Frenia, Allison P.C. gave a presentation on the results of the 2023-2024 audit.

IV. ADMINISTRATIVE

A. Shared Services Agreement- ACUA Health Benefits Plan — Attachment #3

The Board was asked to adopt a resolution authorizing the Executive Director to renew a Shared Services Agreement with ACUA for participation in ACUA's Horizon Blue Cross/Blue Shield of New Jersey Direct Health Benefits Plan.

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

B. Shared Service Agreement- ACUA Human Resources — Attachment #4

The Board was asked to authorize a shared service agreement with the Atlantic County Utilities Authority for them to provide certain administrative services to the Authority for an amount not to exceed $5,000.00.

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

C. Project Manager Position — Attachment #5

The Board was asked to authorize the hiring of a Project Manager at a salary as provided within the budget, and to further authorize the filling of the position with a qualified individual as determined by the Director of Projects and the Executive Director.

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

D. ACIA Annual Audit/Audit Review Certification — Attachment #6

The Board was asked to certify to the Local finance Board that they have reviewed the 2023 and 2024 Audit.

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

V. PROJECT MANAGEMENT

A. Pleasantville Senior Center Building Improvements- Site Work — Attachment #7

The Board was asked to authorize the Executive Director to execute a contract with Command Company Inc. in the amount of $810,810.00 for the construction of the Pleasantville Senior Center Building Site Improvements project and to further amend an agreement with the City of Pleasantville to include the amount of $810,810.00 construction contract.

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

VI. COMMUNITY DEVELOPMENT

A. NNCDC Homebuyer, Home Rehab and Commercial Façade Programs — Attachment #8

The Board was asked to authorize the Executive Director to execute an agreement with Northeast Neighborhood Community Development Corporation (NNCDC) in Somers Point to implement Homebuyer, Home Rehab and Commercial Façade programs along with the Authorities programs administering the same.

A motion was made by Mr. Giralo 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. Giralo and seconded by Mr. Blake, to adjourn the meeting. By a unanimous vote, the meeting adjourned at 4:30 p.m.

Respectfully,

Edwin G. Blake
Secretary

MEMORANDUM

Date: August 14, 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 August 13, 2026

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