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, September 10, 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 4:09 p.m. The Board of Commissioners held their public meetings as designated below both in-person and via Teams conference on September 10, 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:
September 10, 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; Joseph J. Giralo, Treasurer; and Wendy Barlett, Commissioner.

Rev. Milton Hendricks, Assistant Secretary; Don Guardian, Commissioner; India Still, Commissioner; Robert Gross, 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 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 August 13, 2026, Board Meeting **Attachment #1**

The Board was asked to approve the Minutes of the August 13, 2026, Regular Board Meeting as presented or as corrected.

A motion was made by Mr. Giralo and seconded by Mr. Blake to approve the Minutes of August 13, 2026, Regular Board Meeting. By a roll-call vote of 5-0-0, the Minutes were approved.

III. FINANCIAL REPORT

A. Financial Report from July 2026 — Attachment #2

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

A motion was made by Mr. Giralo and seconded by Ms. Bartlett 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 2.08 Family and Medical Leave in the Policy and Procedures Manual.

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

VI. PROJECT MANAGEMENT

A. Mullica Township Municipal Building — Attachment #4

The Board was asked to authorize the execution of a construction contract with Shorelands Construction Inc. in the amount of $6,880,000 for construction of an addition to the existing Municipal Building for the Police Department and renovations of the Municipal Building and to further authorize a Shared Services Agreement with Mullica Township for the Authority to provide Project Management services in the amount of $172,000.

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

VII. NARTP BUILDING 2

A. New Vistas Property Management Agreement — Attachment #5

The Board was asked to authorize the Executive Director to execute an Agreement with New Vistas Corporation to provide property management services for Building 2 at NARTP.

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

B. William McLees Architecture — Attachment #6

The Board was asked to authorize the Executive Director to execute an Agreement with William McLees Architecture for design of 6,815 SF of future tenant office space in Building 2 at NARTP in the amount of $81,095.00.

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

VIII. FINANCIAL

A. Financial Advisory Services- NW Financial — Attachment #7

The Board was asked to authorize the renewal of the agreement with NW Financial for Financial Advisory Services as needed and to appoint them as Financial Advisor in connection with the sale of bonds or notes or general consulting engagements and for the review of prior and current secondary market disclosure requirements and to complete and post the necessary continuing disclosure filings and postings to EMMA.

A motion was made by Mr. Giralo and seconded by Ms. Bartlett 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. Giralo and seconded by Mr. Blake, to adjourn the meeting. By a unanimous vote, the meeting adjourned at 4:25 p.m.

Respectfully,

Edwin G. Blake
Secretary

MEMORANDUM

Date: September 11, 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 September 10, 2026

I. The Minutes of the above-referenced meeting were submitted pursuant to N.J.S.A. 40:41A-37 et seq., on September 11, 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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