

**RESOLUTION OF THE ATLANTIC  
COUNTY IMPROVEMENT AUTHORITY  
ELECTION OF OFFICERS  
FOR 2026-2027**

**WHEREAS**, the Atlantic County Improvement Authority, hereafter, the "Authority", is a political subdivision of the State of New Jersey and an instrumentality of Atlantic County, established pursuant to N.J.S.A. 40:37A-44 et seq.; and

**WHEREAS**, the Authority, as such, is subject specifically to N.J.S.A. 40:37A-49 which provides for the annual election of a chairperson and vice-chairperson and for the election of other officers from among its members.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Atlantic County Improvement Authority, that the following persons are elected for the term beginning February 12<sup>th</sup>, 2026, through the 2027 Annual Reorganization Meeting.

Chairperson	<u>Roy Foster</u>
Vice-chairperson	<u>Robert Tarby</u>
Secretary	<u>Edwin Blake</u>
Assistant Secretary	<u>Rev. Milton Hendricks</u>
Treasurer	<u>Joseph Giraldo</u>

**BE IT FURTHER RESOLVED**, by the Board of Commissioners of the Atlantic County Improvement Authority that the Executive Director shall serve as Assistant Secretary in the absence of the Secretary and Assistant Secretary.

  
Roy M. Foster, Chairman

Rev. Dr. Milton L. Hendricks  
Rev. Dr. Milton L. Hendricks (Feb 13, 2026 10:44:58 EST)  
**Rev. Milton Hendricks, Assistant Secretary**

**ADOPTED: February 12<sup>th</sup>, 2026**

**ATLANTIC COUNTY IMPROVEMENT AUTHORITY**

I, Timothy D. Edmunds, P.E., Executive Director, Assistant Secretary of the Atlantic County Improvement Authority, State of New Jersey, do hereby certify that the foregoing is a correct and true copy of the resolution adopted by the Board at a meeting duly held on the 12<sup>th</sup> day of February 2026.

Timothy D. Edmunds, P.E., Executive Director

# **Attachment #3**

**Financial Report from December 2025**



**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT  
AUTHORITY APPROVING THE EXPENDITURES CONTAINED IN  
THE FINANCIAL REPORT FOR DECEMBER 2025**

**WHEREAS**, the Atlantic County Improvement Authority, hereafter, the "Authority", is a political subdivision of the State of New Jersey and an instrumentality of Atlantic County, established pursuant to N.J.S.A. 40:37A-44 et seq.; and

**WHEREAS**, the Authority is subject to rules and regulations promulgated by the State of New Jersey, Department of Community Affairs, Division of Local Government Services, including N.J.A.C. 5:31-4.1(c) regarding the approval and payment of claims which requires the "governing body (of the Authority) shall approve or disapprove all claims in accordance with Regulations adopted by the Authority;" and

**WHEREAS**, such claims and the expenditures thereto for the month of December 2025, are contained in the Financial Report submitted hereto for approval by the Board of Commissioners.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Atlantic County Improvement Authority that the expenditures contained in the Financial Report for the month of December 2025, are approved pursuant to N.J.A.C. 5:31-4.1(c).

  
\_\_\_\_\_  
**Roy M. Foster, Chairperson**

Rev. Dr. Milton L. Hendricks  
Rev. Dr. Milton L. Hendricks (Feb 13, 2026 10:44:58 EST)  
\_\_\_\_\_  
**Rev. Milton Hendricks, Assistant Secretary**

**ADOPTED: February 12<sup>th</sup>, 2026**

**ATLANTIC COUNTY IMPROVEMENT AUTHORITY**

I, Timothy D. Edmunds, P.E., Executive Director, Assistant Secretary of the Atlantic County Improvement Authority, State of New Jersey, do hereby certify that the foregoing is a correct and true copy of the resolution adopted by the Board at a meeting duly held on the 12<sup>th</sup> day of February 2026.

\_\_\_\_\_  
Timothy D. Edmunds, P.E., Executive Director

# **Attachment #4**

**Approval of Depositories**

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT  
AUTHORITY APPROVAL OF DEPOSITORIES**

**WHEREAS**, the Atlantic County Improvement Authority, hereafter, the "Authority", is a political subdivision of the State of New Jersey and an instrumentality of Atlantic County, established pursuant to N.J.S.A. 40:37A-44 et seq.; and

**WHEREAS**, the Authority is subject to rules and regulations promulgated by the State of New Jersey, Department of Community Affairs, Division of Local Government Services, Local Finance Board and specifically N.J.A.C. 5:31 et seq. pursuant to N.J.S.A. 40A: 5A-10 and 15; and

**WHEREAS**, N.J.A.C. 5:31-3.1 provides, inter alia, "the governing body shall, by resolution passed by not less than a majority of the full membership, adopt a cash management plan which shall include the designation of a depository, the State of New Jersey Cash Management Fund or a public depository or depositories...."; and

**WHEREAS**, the Authority wishes to designate (1) State of New Jersey Cash Management Fund, (2) First National Bank of Absecon, (3) Bank of New York Mellon, (4) Cape Savings Bank, (5) Capital Bank of New Jersey, (6) TD Bank, (7) Wells Fargo & Company, (8) Bank of America, (9) U.S. Bank, (10) Ocean First Bank, (11) PNC Bank, (12) Santander Bank, (13) Crown Bank, (14) NJ/ARM - New Jersey Asset & Rebate Program, (15) Parke Bank, (16) Fulton Bank, (17) Hudson City Savings Bank, (18) BB&T, 19) Investors Bank, 20) Republic Bank and 21) Wilmington Trust as such depositories.

**WHEREAS**, to conform with such rules and regulations, the Authority wishes to designate the Financial Manager and Executive Director each as Designated Officials authorized and directed to deposit and/or invest the funds in accordance with this resolution; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Atlantic County Improvement Authority, that the Designated Officials are hereby instructed to deposit the Authority's funds in (1) State of New Jersey Cash Management Fund, (2) First National Bank of Absecon, (3) Bank of New York Mellon, (4) Cape Savings Bank, (5) Capital Bank of New Jersey, (6) TD Bank, (7) Wells Fargo & Company, (8) Bank of America, (9) U.S. Bank, (10) Ocean First Bank, (11) PNC Bank, (12) Santander Bank, (13) Crown Bank, (14) NJ/ARM - New Jersey Asset & Rebate Program, (15) Parke Bank, (16) Fulton Bank, (17) Hudson City Savings Bank, (18) BB&T , (19) Investors Bank, (20) Republic Bank or (21) Wilmington Trust as such depositories as directed by the rules and regulations promulgated by the State of New Jersey, Department of Community Affairs, Division of Local Government Services, Local Finance Board; and

  
\_\_\_\_\_  
**Roy M. Foster, Chairman**

Rev. Dr. Milton L. Hendricks  
Rev. Dr. Milton L. Hendricks (Feb 13, 2026 10:44:58 EST)  
\_\_\_\_\_  
**Rev. Milton Hendricks, Assistant Secretary**

**ADOPTED: February 12<sup>th</sup>, 2026**

**ATLANTIC COUNTY IMPROVEMENT AUTHORITY**

I, Timothy D. Edmunds, P.E., Executive Director, Assistant Secretary of the Atlantic County Improvement Authority, State of New Jersey, do hereby certify that the foregoing is a correct and true copy of the resolution adopted by the Board at a meeting duly held on the 12<sup>th</sup> day of February 2026.

\_\_\_\_\_  
Timothy D. Edmunds, P.E., Executive Director

# **Attachment #5**

## **Approval of Eligible Investments**

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT  
AUTHORITY APPROVAL OF ELIGIBLE INVESTMENTS**

**WHEREAS**, the Atlantic County Improvement Authority, hereafter, the "Authority", is a political subdivision of the State of New Jersey and an instrumentality of Atlantic County, established pursuant to N.J.S.A. 40:37A-44 et seq.; and

**WHEREAS**, the Authority is subject to rules and regulations promulgated by the State of New Jersey, Department of Community Affairs, Division of Local Government Services, Local Finance Board and specifically N.J.A.C. 5:31 et seq. pursuant to N.J.S.A. 40A: 5A-10 and 15; and

**WHEREAS**, the Authority wishes to designate the Financial Manager and Executive Director each as Designated Officials authorized to make Eligible Investments of its various Bond Funds in accordance with its various Bond Indentures with the depositories and others.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Atlantic County Improvement Authority that the Designated Officials can make Eligible Investments of its various Bond Funds consisting of:

- U.S. Government Obligations;
- U.S. Agency Obligations;
- New Jersey Cash Management Account, NJ/ARM, and NJ/TERM;
- Funds administered by our Trustees that consist solely of U.S. Government and Agency obligations and Repurchase Agreements;
- Funds administered by our Trustees that consist of tax-exempt bonds;
- Deposits backed by FDIC;
- Deposits in: State of New Jersey Cash Management Fund, First National Bank of Absecon, Bank of New York Mellon, Cape Savings Bank, Capital Bank of New Jersey, TD Bank, Wells Fargo & Company, Bank of America, Fox Chase Bank, Ocean First Bank, PNC Bank, Santander Bank, Crown Bank, NJ/ARM - New Jersey Asset & Rebate Program, Parke Bank, Fulton Bank, Hudson City Savings Bank, BB&T, Investors Bank, U.S. Bank, Republic Bank and Wilmington Trust in accordance with its various Bond Indentures.



**Roy M. Foster, Chairman**

Rev. Dr. Milton L. Hendricks

Rev. Dr. Milton L. Hendricks (Feb 13, 2026 10:44:58 EST)

**Rev. Milton Hendricks, Assistant Secretary**

**ADOPTED: February 12<sup>th</sup>, 2026**

**ATLANTIC COUNTY IMPROVEMENT AUTHORITY**

I, Timothy D. Edmunds, P.E., Executive Director, Assistant Secretary of the Atlantic County Improvement Authority, State of New Jersey, do hereby certify that the foregoing is a correct and true copy of the resolution adopted by the Board at a meeting duly held on the 12<sup>th</sup> day of February 2026.

\_\_\_\_\_  
Timothy D. Edmunds, P.E., Executive Director

# **Attachment #6**

**Check Signer Authorization**

**RESOLUTION OF THE ATLANTIC  
COUNTY IMPROVEMENT AUTHORITY  
CHECK SIGNER AUTHORIZATION**

**WHEREAS**, the Atlantic County Improvement Authority, hereafter, the "Authority", is a political subdivision of the State of New Jersey and an instrumentality of Atlantic County, established pursuant to N.J.S.A. 40:37A-44 et seq.; and

**WHEREAS**, the Authority is subject to N.J.A.C. 5:31-4.1 and 5:31-4.2 relating to "Approval and Payment of Claims" and "Signatures on Checks"; and

**WHEREAS**, these sections provide, inter alia, that payments of Authority moneys and claims "shall be by check drawn on the Authority, signed by the governing body chairperson or other chief executive officer and the secretary and countersigned by such other officer or official as designated by resolution"; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Atlantic County Improvement Authority, that:

- 1) Roy Foster, as Chairperson; and Edwin Blake, as Secretary, are empowered to sign checks for the Authority;
- 2) Timothy D. Edmunds, as Executive Director, may sign checks in Chairperson's absence and alternatively but not simultaneously, as Assistant Secretary, sign checks in Secretary's absence as Secretary;
- 3) Robert McGuigan, Director of Community Development Program; and Ellen Hiltner, Housing Program Manager may countersign such checks as an "official".

The signatures of Chairperson and Secretary may be signed by facsimile signature.



**Roy M. Foster, Chairman**

Rev. Dr. Milton L. Hendricks

Rev. Dr. Milton L. Hendricks (Feb 13, 2026 10:44:58 EST)

**Rev. Milton Hendricks, Assistant Secretary**

**ADOPTED: February 12<sup>th</sup>, 2026**

**ATLANTIC COUNTY IMPROVEMENT AUTHORITY**

I, Timothy D. Edmunds, P.E., Executive Director, Assistant Secretary of the Atlantic County Improvement Authority, State of New Jersey, do hereby certify that the foregoing is a correct and true copy of the resolution adopted by the Board at a meeting duly held on the 12<sup>th</sup> day of February 2026.

\_\_\_\_\_  
Timothy D. Edmunds, P.E., Executive Director

# **Attachment #7**

## **Annual Schedule of Board Meeting Dates**

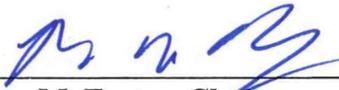
**RESOLUTION OF THE ATLANTIC COUNTY  
IMPROVEMENT AUTHORITY ANNUAL SCHEDULE  
OF MEETINGS MARCH 2026 – FEBRUARY 2027**

**WHEREAS**, the Atlantic County Improvement Authority, hereafter, the "Authority", is a political subdivision of the State of New Jersey and an instrumentality of the County of Atlantic established pursuant to N.J.S.A. 40:37A-44, et seq.; and

**WHEREAS**, N.J.S.A. 10:14-18 of the Open Public Meetings Act requires the adoption and publication of a schedule of regular meetings.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Atlantic County Improvement Authority that the attached schedule of regular meeting dates of the Atlantic County Improvement Authority is hereby adopted and the Secretary of the Board is directed to cause notice of said meetings, as approved in the Open Public Meetings Act of New Jersey, to be published in the Press of Atlantic City newspaper which is hereby designated by the Board of Commissioners to receive such notice because they have the greatest likelihood of informing the public, within the County of Atlantic, of such meetings and on the Authority's Website.

**BE IT FURTHER RESOLVED** that the Secretary of the Board is hereby directed to comply with all the terms and conditions of the aforesaid Open Public Meetings Act, P.L. c.1973.



**Roy M. Foster, Chairman**

Rev. Dr. Milton L. Hendricks  
Rev. Dr. Milton L. Hendricks (Feb 13, 2026 10:44:58 EST)

**Rev. Milton Hendricks, Assistant Secretary**

**ADOPTED: February 12<sup>th</sup>, 2026**

**ATLANTIC COUNTY IMPROVEMENT AUTHORITY**

I, Timothy D. Edmunds, P.E., Executive Director, Assistant Secretary of the Atlantic County Improvement Authority, State of New Jersey, do hereby certify that the foregoing is a correct and true copy of the resolution adopted by the Board at a meeting duly held on the 12<sup>th</sup> day of February 2026.

\_\_\_\_\_  
Timothy D. Edmunds, P.E., Executive Director

## NOTICE

Pursuant to the Open Public Meetings Law: N.J.S.A. 10:4-6 et seq. the following is a schedule of the meetings to be held by the

### **ATLANTIC COUNTY IMPROVEMENT AUTHORITY**

#### **MARCH 2025 TO FEBRUARY 2026**

*In compliance with the provisions of the Open Public Meetings Act, P.L. 1975, c231, the Board of Commissioners will hold their public meetings as designated below both in-person and via Zoom conference at the "Thunder Room" located on the first floor of Building 3, National Aerospace Research & Technology Park, 600 Aviation Research Boulevard, Egg Harbor Township, New Jersey.*

Meetings will be held the second Thursday of each month as follows:

**Time:** 4:00 P.M.

**Location:** 600 Aviation Research Boulevard,  
Egg Harbor Township, NJ

**Dates:** March 12, 2026  
April 9, 2026  
May 14, 2026  
June 11, 2026  
July 9, 2026  
August 13, 2026  
September 10, 2026  
October 8, 2026  
November 12, 2026  
December 10, 2026  
January 14, 2027  
February 11, 2027

The public may also participate and provide questions or comments. In order to encourage full participation in the meetings, please submit requests for the accommodation of the disabled to the Executive Director of the Atlantic County Improvement Authority, one week prior to the meeting date.

# **Attachment #8**

**Agreement – Accounting Services  
Ford, Scott Associates, LLC**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ON BEHALF OF THE AUTHORITY, AS MANAGING MEMBER OF ATLANTIC COUNTY NJ AEROSPACE, LLC TO RENEW AN AGREEMENT WITH FORD SCOTT ASSOCIATES FOR ACCOUNTING SERVICES FOR ATLANTIC COUNTY NJ AEROSPACE, LLC**

**WHEREAS**, the Atlantic County Improvement Authority (“Authority”) is a political subdivision of the State of New Jersey and an instrumentality of Atlantic County, established pursuant to N.J.S.A. 40:37A-44 et seq.; and

**WHEREAS**, pursuant to N.J.S.A. 40:37A-54 a purpose of the Authority is to provide structures or other facilities used or operated by the Authority in connection with, or related to, the development and improvement of aviation for military or civilian purposes, including research services in connection therewith; and

**WHEREAS**, by the Board on June 13, 2024 authorized the Executive Director, with the assistance of General Counsel, to negotiate and execute a Letter of Intent with the New Jersey Economic Development Authority (“NJEDA”) for the development of Building 2 (“Project”) at the National Aviation Research and Technology Park (“NARTP”) and to negotiate the terms of a definitive Operating Agreement regarding the operating entity of the Project, Atlantic County NJ Aerospace LLC, together with other necessary and related agreements applicable to the Project; and

**WHEREAS**, pursuant to the authority of the Board a Letter of Intent has been executed between the Authority and NJEDA; and

**WHEREAS**, pursuant to the direction of the Board the Executive Director has engaged in negotiations with the NJEDA, ACEA, NARTP and the County of Atlantic in order to finalize the contractual agreements necessary to facilitate the development of the Project; and

**WHEREAS**, the negotiations with NJEDA have been finalized and concluded and a definitive Operating Agreement for the operating entity known as Atlantic County NJ Aerospace LLC (the Company), was finalized for review and consideration by the Board; and

**WHEREAS**, on December 12, 2024 the Board authorized the Executive Director with the assistance of General Counsel to the Authority to execute the Operating Agreement; and

**WHEREAS**, on January 16, 2025 the Operating Agreement of the Company was executed by NJEDA and the Authority; and

**WHEREAS**, Section 7.01 of the Operating Agreement requires the books and records of the Company be kept by the Managing Member in accordance with generally accepted accounting principles, consistently applied, unless otherwise required under the Code or unless otherwise directed by the Members holding at least a majority of the total Membership Interest; and

**WHEREAS**, the Authority requested a quote from Ford Scott Associates, LLC to provide accounting services for the Company at the following rates:

Partners	\$175 to \$250
Managers	\$120 to \$150
Supervisors	\$100 to \$120
Senior Accountants	\$80 to \$100
Staff Accountants	\$70 to \$90
Assistants	\$50 to \$80

**WHEREAS**, the Executive Director and Authority Comptroller have reviewed Ford Scott's proposal and found it to be consistent with the reporting requirements required by the Operating Agreement and recommends authorizing a contract with Ford Scott.

**NOW, THEREFORE BE IT RESOLVED**, by the Board of the Authority that the Executive Director, is hereby authorized to renew an agreement with Ford Scott Associates, LLC to provide accounting services to the Company, subject to approval by NJEDA.



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**Roy M. Foster, Chairperson**

*Rev. Dr. Milton L. Hendricks*

Rev. Dr. Milton L. Hendricks (Feb 13, 2026 10:44:58 EST)

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**Rev. Milton Hendricks, Assistant Secretary**

**ADOPTED: February 12, 2026**

### **ATLANTIC COUNTY IMPROVEMENT AUTHORITY**

I, Timothy D. Edmunds, P.E., Executive Director, Assistant Secretary of the Atlantic County Improvement Authority, State of New Jersey, do hereby certify that the foregoing is a correct and true copy of the resolution adopted by the Board at a meeting duly held on the 12<sup>th</sup> day of February 2026.

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Timothy D. Edmunds, P.E., Executive Director

# **Attachment #9**

**Section 125 Premium Only Plan**

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT  
AUTHORITY AUTHORIZING PARTICIPATION IN THE  
SECTION 125 PREMIUM ONLY PLAN**

**WHEREAS**, the Atlantic County Improvement Authority, hereafter, the "Authority", is a political subdivision of the State of New Jersey and an instrumentality of the County of Atlantic, established pursuant to N.J.S.A. 40:37A-44 et seq.; and

**WHEREAS**, Aflac Associates will no longer pay for administrative costs for Flexible Spending Accounts ( FSA's) for Dependent Care and Unreimbursed Medical Care and the cost for two (2) employees continued participation would cost the Authority \$900 per year and the Authority has determined it best to terminate the current FSA plans ; and

**WHEREAS**, all public employers must now establish Section 125 Flexible Spending Accounts to allow employees the option of using pre-tax dollars to satisfy their required contributions to health benefits costs under P.L. 2011, c.78; and

**WHEREAS**, the Authority has determined that the Section 125 Premium Only Plan offered by Health Equity at \$225 per year is the best option to protect continuing using pre-tax dollars to satisfy employees required contributions to health benefit costs.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Atlantic County Improvement Authority that the Executive Director is authorized to execute and deliver one or more counterparts of the form of Amended Section 125 Cafeteria Plan (Plan) effective January 1, 2026.

**BE IT FURTHER RESOLVED**, that the Executive Directo shall be instructed to take such actions that are deemed necessary and proper in order to implement the amended Plan, and to set up adequate accounting and administrative procedures to provide benefits under the Plan.

**BE IT FURTHER RESOLVED**, that the Executive Director shall act as soon as possible to notify Authority employees of the adoption of the amended Plan by delivering to each employee a copy of the summary description of the Plan.

  
\_\_\_\_\_  
Roy M. Foster, Chairperson

Rev. Dr. Milton L. Hendricks  
Rev. Dr. Milton L. Hendricks (Feb 13, 2026 10:44:58 EST)

\_\_\_\_\_  
Rev. Milton Hendricks, Assistant Secretary

**ADOPTED: February 12, 2026**

**ATLANTIC COUNTY IMPROVEMENT AUTHORITY**

I, Timothy D. Edmunds, P.E., Executive Director, Assistant Secretary of the Atlantic County Improvement Authority, State of New Jersey, do hereby certify that the foregoing is a correct and true copy of the resolution adopted by the Board at a meeting duly held on the 12<sup>th</sup> day of February 2026.

\_\_\_\_\_  
Timothy D. Edmunds, P.E., Executive Director

# **Attachment #10**

**Legal Services Cooper-Levenson  
Agreement 2026-2027**

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH  
COOPER LEVENSON ATTORNEYS AT LAW TO SERVE AS THE AUTHORITY'S  
GENERAL COUNSEL FROM MARCH 1, 2026, TO FEBRUARY 28, 2027**

**WHEREAS**, the Atlantic County Improvement Authority, hereafter, the "Authority", is a political subdivision of the State of New Jersey and an instrumentality of the County of Atlantic established pursuant to N.J.S.A. 40:37A-44, et seq.; and

**WHEREAS**, the Authority has the right, pursuant to said Act, to hire legal counsel for its essential purposes; and

**WHEREAS**, on February 14, 2015, the Authority advertised in accordance with the requirements of N.J.S.A. 19: 44A-20.4 through a fair and open process soliciting firms to submit qualifications and fee proposals for the provision of Legal Services for a one-year period with the option to renew for two successive years; and

**WHEREAS**, on February 27, 2015, the Authority received proposals from the following four firms: Eric M. Bernstein & Associates, LLC of Warren, NJ; Capehart – Scatchard Attorneys at Law of Trenton and Mt. Laurel, Cooper Levenson Attorneys at Law of Atlantic City and Decotis, Patrick and Cloe, LLP of Teaneck, NJ; and

**WHEREAS**, the Board of Commissioners of the Atlantic County Improvement Authority authorized and directed the Executive Director to execute a contract with Cooper Levenson Attorneys At Law to serve as Counsel to the Authority with Randolph C. Lafferty, Esq. as Lead Counsel to provide for the period from March 1, 2015 to February 28, 2016; and

**WHEREAS**; each year since, based on the performance of Mr. Lafferty, the working relationship established and the firm's competitive fee schedule, it was determined that Cooper Levenson offers the most advantageous mix of cost and experience, the Board of Commissioners of the Atlantic County Improvement Authority authorized and directed the Executive Director to execute a contract with Cooper Levenson Attorneys At Law to serve as Counsel to the Authority under the same terms and conditions; and

**WHEREAS**, Cooper Levenson continues to demonstrate the requisite expertise, knowledge and experience, has an extensive amount of institutional knowledge and recommends that the Board authorize the Executive Director to execute the necessary documents to renew the agreement for the period from March 1, 2026, to February 28, 2027; and

**WHEREAS**, the Board of Commissioners of the Atlantic County Improvement Authority authorized the Executive Director to execute a contract with Cooper Levenson Attorneys At Law to serve as Counsel to the Authority, for the period from March 1, 2024 to February 29, 2025, for a gross contract not to exceed \$85,000.00 with the provision that Randolph C. Lafferty will serve in the capacity of Lead Counsel.

**WHEREAS**, the Authority will require assistance from outside counsel for special litigation counsel and to provide some other specialized services and the Authority has, for more than a decade, enjoyed a positive working relationship with Cooper Levenson; and

**WHEREAS**, Authority staff recommends Cooper Levenson be engage as “Special Counsel” for the period covering March 1, 2025 through February 28, 2026 on an hourly basis consistent with past practice at an hourly rate of \$235 for Partners and \$175 for Paralegals and certain reimbursables for “not-to-exceed” amount of \$25,000; and

**WHEREAS**, such services are classified as Professional Services pursuant to N.J.S.A. 40A:11-(1)(a)(i) and as such are exempt from the public bidding requirements of the New Jersey Local Public Contracts Law.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Atlantic County Improvement Authority that the Executive Director is authorized to execute a contract with Cooper Levenson Attorneys At Law to serve as “Special Counsel” to the Authority, for the period from March 1, 2026 to February 28, 2027, at an hourly rate of \$235 for Partners and \$175 for Paralegals and certain reimbursables for “not-to-exceed” amount of \$25,000



**Roy M. Foster, Chairman**

*Rev. Dr. Milton L. Hendricks*

Rev. Dr. Milton L. Hendricks (Feb 13, 2026 10:44:58 EST)

**Rev. Milton Hendricks, Assistant Secretary**

**ADOPTED: February 12<sup>th</sup>, 2026**

**ATLANTIC COUNTY IMPROVEMENT AUTHORITY**

I, Timothy D. Edmunds, P.E., Executive Director, Assistant Secretary of the Atlantic County Improvement Authority, State of New Jersey, do hereby certify that the foregoing is a correct and true copy of the resolution adopted by the Board at a meeting duly held on the 12<sup>th</sup> day of February 2026.

\_\_\_\_\_  
Timothy D. Edmunds, P.E., Executive Director

# **Attachment #11**

**Health Benefits/Vision and Dental Plan  
Atlantic County**

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT  
AUTHORITY TO PARTICIPATE WITH ATLANTIC COUNTY FOR  
EMPLOYEE DENTAL & VISION INSURANCE FOR 2026**

**WHEREAS**, the Atlantic County Improvement Authority, hereafter, the "Authority", is a political subdivision of the State of New Jersey and an instrumentality of the County of Atlantic, established pursuant to N.J.S.A. 40:37A-44 et seq.; and

**WHEREAS**, Authority staff reviewed the Health Care Benefits that would be available through the State of New Jersey Health Benefits Program, and by Atlantic County; and

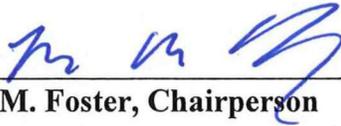
**WHEREAS**, based on a review of the coverage, options and cost, staff recommends, and the Board authorize the Executive Director to execute contracts with Atlantic County for Dental and Vision Insurance each year from 1998 through 2025; and

**WHEREAS**, Atlantic County has proposed to provide Employee Dental and Vision Insurance for the Authority's eligible employees from January 1, 2026, to December 31, 2026, for \$3,824.50 per quarter for an annual amount not to exceed \$15,298.16; and

**WHEREAS**, based on a review of the coverage, options and cost, staff recommends that the Board authorize the Executive Director to execute the required documents to participate with Atlantic County for Dental and Vision Insurance for the period of January 1, 2026, to December 31, 2026; and

**WHEREAS**, this contract is classified as services provided between governmental agencies pursuant to N.J.S.A. 40A: 11-5 (2) and as such is exempt from the public bidding requirements of the New Jersey Local Public Contracts Law.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Atlantic County Improvement Authority that the Executive Director is authorized to execute the required documents with Atlantic County from January 1, 2026, to December 31, 2026, to provide Employee Dental and Vision Insurance for the Authority's eligible full time and retired employees at a rate of for \$3,824.50 per quarter for an annual amount not to exceed \$15,298.16.



**Roy M. Foster, Chairperson**

Rev. Dr. Milton L. Hendricks

Rev, Dr, Milton L, Hendricks (Feb 13, 2026 10:44:58 EST)

**Rev. Milton Hendricks, Assistant Secretary**

**ADOPTED: February 12, 2026**

**ATLANTIC COUNTY IMPROVEMENT AUTHORITY**

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\_\_\_\_\_  
Timothy D. Edmunds, P.E., Executive Director

# **Attachment #12**

**Property Management Services  
NARTP**

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT  
AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO  
RENEW THE PROFESSIONAL SERVICES AGREEMENT WITH  
NEW VISTAS CORPORATION FOR BUILDING MANAGEMENT  
SERVICES AT 600 AVIATION RESEARCH BOULEVARD**

**WHEREAS**, the Atlantic County Improvement Authority (the “**Authority**”), is a political subdivision of the State of New Jersey and an instrumentality of the County of Atlantic established pursuant to N.J.S.A. 40:37A-44 *et seq.*; and

**WHEREAS**, the Authority has determined to undertake the development of the first building of the National Aviation Research & Technology Park (the “**Aviation Park Project**”); and

**WHEREAS**, the Authority has completed construction of a three-story office building having an address of 600 Aviation Research Boulevard, Egg Harbor Township, New Jersey; and

**WHEREAS**, the Authority has executed leases with General Dynamics Information Technology (GDIT), Inc., Thunderbolt Software, the National Aviation Research and Technology Park Corporation, the Atlantic County Institute of Technology, and the Federal Aviation Administration and said tenants have occupied their space in the building; and

**WHEREAS**, in July of 2018 the Authority issued an RFP for Building Management Services for 600 Aviation Research Boulevard and four companies Somerset Realty, Colliers International, U.S. Facilities and New Vistas Corporation responded; and

**WHEREAS**, based on the information contained in the proposals staff determined that the issuance of the RFP was premature, that the majority of requested services would not be necessary at that time and that it would be more efficient to maintain a staff presence during the tenant fit-out period; and

**WHEREAS**, in September of 2019 the Authority reissued the Request for Proposals (RFP) advertised it and sent a copy of the ad to all four companies who responded to the previous RFP; and

**WHEREAS**, two of the four companies from the previous respondents requested the RFP, New Vistas and Colliers, along with Meridian Properties of Hamilton NJ and Daycare Cleaning Services of Cherry Hill; and

**WHEREAS**, on October 18<sup>th</sup>, 2019 only New Vistas submitted a proposal; and

**WHEREAS**, the proposed monthly management fee from New Vistas at 4.25% of Gross Receipts was less than their proposed Management Fee of 5% of Gross receipts submitted in 2018; and

**WHEREAS**, the other proposed fees include reimbursement of actual out of pocket costs for an On Site Manager not to exceed \$80,000 including benefits and employer expenses; plus a not to exceed amount of \$57.00/hour for Site Manager as needed above normal business hours, a Maintenance Technician not to exceed 24 hours for an amount not to exceed \$49.00/hour and a security guard if necessary to be determined by owner at an anticipated not to exceed amount of \$35.00/hour are consistent with last year’s proposal; and

**WHEREAS**, upon review of the response and relevant experience staff was comfortable that New Vistas would provide the requisite scope of services including all aspects of building management and operations as the on-site representative of the owner administering all rules, regulations and restrictions necessary for efficient operation of the property and for the comfort and security of the tenants including the areas of Tenant Management; Property Administration; Operations Engineering Support-Building Systems and Infrastructure; Deferred Maintenance Program; Security/Access Control; and Safety/Emergency Response; and

**WHEREAS**, on November 14<sup>th</sup>, 2019 staff recommended and the Board authorized awarding a Professional Services Agreement to New Vistas Corporation for a period of one year with automatic renewal options and in accordance with the above referenced fees and scope of services as proposed.

**WHEREAS**, staff is satisfied with the services provided by New Vista's and the capabilities and performance of the on-site building manager provided under the agreement and recommends that the agreement be renewed for year four.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Atlantic County Improvement Authority that the Executive Director shall be and is hereby authorized to renew the Professional Services Agreement with New Vistas Corporation to provide Building Management Services in accordance with the above referenced fees and scope of services as proposed for a period of one year.



Roy M. Foster, Chairperson

Rev. Dr. Milton L. Hendricks

Rev. Dr. Milton L. Hendricks (Feb 13, 2026 10:44:58 EST)

Rev. Milton Hendricks, Assistant Secretary

**ADOPTED: February 12<sup>th</sup>, 2026**

### **ATLANTIC COUNTY IMPROVEMENT AUTHORITY**

I, Timothy D. Edmunds, P.E., Executive Director, Assistant Secretary of the Atlantic County Improvement Authority, State of New Jersey, do hereby certify that the foregoing is a correct and true copy of the resolution adopted by the Board at a meeting duly held on the 12<sup>th</sup> day of February 2026.

\_\_\_\_\_  
Timothy D. Edmunds, P.E., Executive Director

# **Attachment #13**

**Property Management Services  
Cape May Tech Village**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO RENEW AND AMEND THE PROFESSIONAL SERVICES AGREEMENT WITH NEW VISTAS CORPORATION FOR BUILDING MANAGEMENT SERVICES RELATED TO CAPE MAY TECH VILLAGE**

**WHEREAS**, the Authority, is a political subdivision of the State of New Jersey and an instrumentality of Atlantic County, established pursuant to N.J.S.A. 40:37A-44 et seq.; and

**WHEREAS**, pursuant to N.J.S.A. 40A:37A-52 a purpose of the Authority is to plan, initiate and carry out redevelopment projects for the elimination, and for the prevention of the development or spread of blighted, deteriorated or deteriorating areas; and

**WHEREAS**, the Township of Lower (Township) has designated a portion of Block 410.01, Lot 36, referred to as Retained Property #1, as an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-1, *et. seq.* ("Property"); and

**WHEREAS**, the County of Cape May has approached the Authority to act as Project Manager for the purposes of planning and constructing a commercial building on the Property; and

**WHEREAS**, as set forth within the County Improvement Authorities Law an Authority can provide services to a beneficiary county in which there is no existing county improvement authority and Cape May County does not currently have a county improvement authority; and

**WHEREAS**, on June 14<sup>th</sup>, 2018 the Board of Commissioners authorized a shared services agreement with Cape May County for the Authority to act as Project Manager for the Project and to lease the building and sub-lease it to tenants for a ten year period upon completion; and

**WHEREAS**, the building was completed in December of 2020 and tenants began occupying the space in the first quarter of 2021; and

**WHEREAS**, on May 14, 2021 upon completion of the building the Board of Commissioners authorized an agreement with New Vistas Corporation to assist on a limited basis in executing our responsibilities related to:

- Setting up and maintaining an accounting system for management of the building
- Collection of rent and CAM charges
- Payment and disbursement of authorized bills
- Coordination of common area vendors
- Assist with the preparation of annual operating and capital budgets
- Establish and management of CAM charges
- Generating monthly financial reports
- Monitor appropriate insurance coverage;

for a fee of \$500.00 per month plus reimbursables not to exceed \$500.00 for the year; and

**WHEREAS**, Cape May County assumed the responsibility to perform certain common area services and building maintenance activities; and

**WHEREAS**, Cape May County has determined that it would be more efficient and expedient to outsource those particular activities; and

**WHEREAS**, staff of the Authority requested a proposal from New Vistas Corporation to amend their agreement to include the following activities:

- Coordination of common area vendors to include but not be limited to snow removal, landscaping, general external maintenance by third party vendors.
- Coordination of all maintenance and repairs to exterior of building and major mechanical systems by third party vendors.
- Establish preventative maintenance plan.
- Respond to tenant concerns and requests.
- Establish a 24-hour response system to deal with emergencies; and

**WHEREAS**, after negotiation New Vistas proposed to provide those services for an additional fee of \$450.00 per month for a total monthly fee of \$950.00, plus a quarterly charge of \$500.00 for intensive preventative maintenance inspections and reports, and for any maintenance or repairs that are required and authorized by ACIA an hourly rate of \$56.00 per hour for maintenance technician labor and \$68.00 per hour for skilled craftsmen; and

**WHEREAS**, New Vistas Corporations has been providing complete property management services to the Authority at both Cape May Tech Village and 600 Aviation Park Boulevard and staff is satisfied with their scope, demonstrated capacity and level of service; and

**WHEREAS**; the cost of this contract will be reimbursed to the Authority by Cape May County; and

**WHEREAS**, said proposal has been forwarded to Cape May County for their review and upon approval staff recommends amending the agreement with New Vistas accordingly; and

**WHEREAS**, such services are classified as Professional Services pursuant to N.J.S.A. 40A:11-5 (1)(a)(i) and as such are exempt from the public bidding requirements of the New Jersey Local Public Contracts Law.

**NOW, THEREFORE BE IT RESOLVED** that the Executive Director is hereby authorized to amend the Professional Services agreement with New Vistas Corporation to provide the above Scope of Services for a total monthly fee of \$950.00, plus a quarterly charge of \$500.00 for intensive preventative maintenance inspections and reports, and for any maintenance or repairs that are required and authorized by ACIA an hourly rate of \$56.00 per hour for maintenance technician labor and \$68.00 per hour for skilled craftsmen and reimbursables not to exceed \$500.00 for the year through February 28, 2027 contingent upon the approval of Cape May County.



**Roy M. Foster, Chairperson**

Rev. Dr. Milton L. Hendricks

Rev. Dr. Milton L. Hendricks (Feb 13, 2026 10:44:58 EST)

**Rev. Milton Hendricks, Assistant Secretary**

**ADOPTED: February 12, 2026.**

**ATLANTIC COUNTY IMPROVEMENT AUTHORITY**

I, Timothy D. Edmunds, P.E., Executive Director, Assistant Secretary of the Atlantic County Improvement Authority, State of New Jersey, do hereby certify that the foregoing is a correct and true copy of the resolution adopted by the Board at a meeting duly held on the 12<sup>th</sup> day of February 2026.

\_\_\_\_\_  
Timothy D. Edmunds, P.E., Executive Director

# **Attachment #14**

**Atlantic City Demolition  
618 Caspian Avenue**

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT  
WITH RICCO CONSTRUCTION CORPORATION FOR THE DEMOLITION  
OF 618 CASPIAN AVENUE IN ATLANTIC CITY**

**WHEREAS**, the Atlantic County Improvement Authority, hereafter, the “Authority”, is a political subdivision of the State of New Jersey and an instrumentality of Atlantic County, established pursuant to N.J.S.A. 40:37A-44 et seq.; and

**WHEREAS**, by previous resolution adopted on his date, the Board of Commissioners authorized an extension of the shared service agreement with Atlantic City (hereafter the “City”) for the Authority to provide Project Management services related to the City-Wide Demolition Program; and

**WHEREAS**, the City of Atlantic City Bureau of Licensing has determined that the residential structure located at 618 Caspian Avenue, Block 547 , Lot 5 is in violation of the Uniform Construction code as an unsafe structure, Chapter 104 of the City Code entitled: Buildings Abandoned and Chapter 108 of the City code entitled: Buildings Unfit and is an Imminent Hazard; and

**WHEREAS**, both the uniform Construction Code and Chapter 108 of the City Code provide for the demolition of the structure as a remedy to the violations; and

**WHEREAS**, based on that determination the City requested that the Authority proceed with the demolition of the property in accordance with the above referenced agreement; and

**WHEREAS**, on February 3, 2026, the Authority received responses to its solicitation for the demolition of the property and six (6) bids were received with fees ranging from a low of \$30,037.70 submitted by Ricco Construction Corporation to a high of \$54,326.80 submitted by Neri’s Construction and Rental; and

**WHEREAS**, staff and the City reviewed the Ricco Construction Corporation’s (Ricco) response, and determined Ricco is responsive and demonstrates the requisite capabilities; and

**WHEREAS**, staff recommends that the Authority proceed with the execution of an agreement with Ricco for an amount not-to exceed \$30,037.70 in accordance with their bid submission.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Atlantic County Improvement Authority that the Executive Director is authorized to execute an agreement with Ricco Construction Corporation for an amount not-to exceed \$30,037.70 for the Demolition of the residential structure located at 618 Caspian Avenue, Block 547, Lot 5.



**Roy M. Foster, Chairperson**

*Rev. Dr. Milton L. Hendricks*

Rev. Dr. Milton L. Hendricks (Feb 13, 2026 10:44:58 EST)

**Rev. Milton Hendricks, Assistant Secretary**

**ADOPTED: February 12, 2026**

**ATLANTIC COUNTY IMPROVEMENT AUTHORITY**

I, Timothy D. Edmunds, P.E., Executive Director, Assistant Secretary of the Atlantic County Improvement Authority, State of New Jersey, do hereby certify that the foregoing is a correct and true copy of the resolution adopted by the Board at a meeting duly held on the 12<sup>th</sup> day of February 2026.

\_\_\_\_\_  
Timothy D. Edmunds, P.E., Executive Director

# **Attachment #15**

**CDBG and HOME Consultant Award**

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING A CONSULTING SERVICES CONTRACT FOR COMMUNITY DEVELOPMENT  
BLOCK GRANT AND HOME INVESTMENT PARTNERSHIP PROGRAMS**

**WHEREAS**, the Atlantic County Improvement Authority, hereafter the “Authority”, is a political subdivision of the State of New Jersey and an instrumentality of the County of Atlantic established pursuant to N.J.S.A. 40:37A-44, et seq.; and

**WHEREAS**, pursuant to N.J.S.A. 40:37-A-54(I) the Authority is empowered to provide “public facilities” and pursuant to 40:37-A-54(1) provide financial and/or technical assistance for low and moderate income housing in Atlantic County and;

**WHEREAS**, each year since 2001, when the County first became designated as an Urban County and became eligible to receive an annual allocation of funds, the Authority has administered the Community Development Block Grant Program (CDBG) and the HOME Investment Partnership Program (HOME) on behalf of the County; and

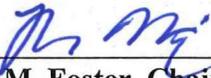
**WHEREAS**, due to the complexities of the program, the significant amount of compliance requirements and the frequency of changes and additions to the regulations pertaining to the program, the Authority has enlisted the services of a Community Development Consultant each year to assist in the implementation of the program and regulatory compliance, and

**WHEREAS**; on December 21, 2025 the Authority issued a Request for Proposals for Community Development Consulting Services and on January 15, 2026 received responses from the following two firms, Mullin & Lonergan Associates of Pittsburgh, PA, and Triad Associates of Vineland, NJ; and

**WHEREAS**, staff is satisfied with the performance, level of service, the demonstrated knowledge, expertise and capabilities demonstrated by Triad and recognizes the importance of continuity from year to year since certain elements of the programs take a period of multiple years to implement; and

**WHEREAS**, such services are classified as Professional Services pursuant to N.J.S.A. 40A:11-5 (1)(a)(i) and as such are exempt from the public bidding requirements of the New Jersey Local Public Contracts Law.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Atlantic County Improvement Authority that the Executive Director is hereby authorized to execute and agreement with Triad Associates as Consultant for the FY2026-2030 HOME Consortium Program and the FY2026-2030 Community Development Block Grant Program in accordance with their proposal for the amount of \$42,610.00 for FY2026 and \$24,360 each of FY2027-2030 for Certain Deliverables plus an hourly rate of \$140.00/ hour for the period of January 1, 2026 to December 31, 2031.



Roy M. Foster, Chairperson

Rev. Dr. Milton L. Hendricks

Rev. Dr. Milton L. Hendricks (Feb 13, 2026 10:44:58 EST)

Rev. Milton Hendricks, Assistant Secretary

**ADOPTED: February 12, 2026**

**ATLANTIC COUNTY IMPROVEMENT AUTHORITY**

I, Timothy D. Edmunds, P.E., Executive Director, Assistant Secretary of the Atlantic County Improvement Authority, State of New Jersey, do hereby certify that the foregoing is a correct and true copy of the resolution adopted by the Board at a meeting duly held on the 12<sup>th</sup> day of February 2026.

\_\_\_\_\_  
Timothy D. Edmunds, P.E., Executive Director

# **Attachment #16**

**Habitat for Humanity  
Amendment to Add Funding**

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND AND  
AGREEMENT WITH HABITAT FOR HUMANITY OF SOUTHERN CENTRAL  
NJ FOR ADDITIONAL FUNDING FOR A HOUSING PROJECT AT 299  
ASHLAND ROAD IN EGG HARBOR TOWNSHIP**

**WHEREAS**, the Atlantic County Improvement Authority, hereafter, the “Authority”, is a political subdivision of the State of New Jersey and an instrumentality of the County of Atlantic established pursuant to N.J.S.A. 40:37A-44, et seq.; and

**WHEREAS**, pursuant to N.J.S.A. 40:37A-54 (a) the Atlantic County Improvement Authority is empowered to provide public facilities for use by any municipality in the County; and

**WHEREAS**, pursuant to N.J.S.A. 40:37A-54 (i) the Atlantic County Improvement Authority is empowered to provide financial and/or technical assistance for the rehabilitation of low- and moderate-income housing in Atlantic County; and

**WHEREAS**, the Board of Commissioners of the Atlantic County Improvement Authority authorized the Executive Director to enter into a contract with Atlantic County effective from September 1, 2023 through August 31, 2031, on October 12, 2023 to administer its 2023 Community Development Block Grant “Entitlement” and HOME Investment Partnership Program for which services Atlantic County will reimburse the Authority in the amount of \$1,866,830.00 as approved by the Atlantic County Board of Commissioners; and

**WHEREAS**, CHDO funding is awarded as 15% of Atlantic County’s HOME grant and must be spent on developing housing with approved organizations; and

**WHEREAS**, the Board of Commissioners authorized funding up to \$150,000 of CHDO funding on April 11, 2024 for construction of a new home on a lot donated by Egg Harbor Township at 209 Ashland Road, restricting it as an affordable unit 30 years.

**WHEREAS**, Habitat for Humanity is requesting additional funds totaling \$83,630 to offset increases in material and labor costs and additional factors; and

**WHEREAS**, this contract is classified as services provided between governmental agencies pursuant to N.J.S.A. 40A:11-5(2) and as such is exempt from the public bidding requirements of the New Jersey Local Public Contracts Law.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Atlantic County Improvement Authority that the Executive Director is hereby authorized to amend an agreement with Habitat for Humanity for \$83,630 for 209 Ashland Avenue in Egg Harbor Township



Roy M. Foster, Chairperson

Rev. Dr. Milton L. Hendricks

Rev. Dr. Milton L. Hendricks (Feb 13, 2026 10:44:58 EST)

Rev. Milton Hendricks, Assistant Secretary

**ADOPTED: February 12, 2026**

**ATLANTIC COUNTY IMPROVEMENT AUTHORITY**

I, Timothy D. Edmunds, P.E., Executive Director, Assistant Secretary of the Atlantic County Improvement Authority, State of New Jersey, do hereby certify that the foregoing is a correct and true copy of the resolution adopted by the Board at a meeting duly held on the 12<sup>th</sup> day of February 2026.

\_\_\_\_\_  
Timothy D. Edmunds, P.E., Executive Director

# **Attachment #17**

**Extension of Atlantic City CDC  
Program Agreements**

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY  
AMENDING AGREEMENTS WITH THE ATLANTIC CITY COMMUNITY  
DEVELOPMENT CORPORATIONS TO IMPLEMENT THEIR HOME REHAB,  
HOME BUYER AND FAÇADE PROGRAMS**

**WHEREAS**, the Atlantic County Improvement Authority, hereafter, the "Authority", is a political subdivision of the State of New Jersey and an instrumentality of the County of Atlantic established pursuant to N.J.S.A. 40:37A-44, et seq.; and

**WHEREAS**, pursuant to N.J.S.A. 40:37A-54, the Authority is empowered to undertake the necessary measures in the planning, initiating and carrying out redevelopment projects for the elimination, and for the prevention of the development or spread of blighted, deteriorated or deteriorating areas; and to provide assistance and take such other measures so as to provide decent, safe and sanitary dwelling units for persons of low and moderate income residents; to improve, further, and promote the tourist industries and recreational attractiveness of the County through the planning, acquisition, construction, improvement, management and operation of facilities for the recreation and entertainment of the public; and to promote the overall economic development and redevelopment of the area which it serves; and

**WHEREAS**, the Inlet, Ducktown, Midtown, and Chelsea Community Development Corporations (CDC's) are established in the City of Atlantic City. Each CDC has an NJDCA approved plan, an established board and organizational sponsor with the capacity to support the CDC. The Inlet CDC has successfully secured NJDCA Neighborhood Revitalization Tax Credits to fund the homeowner façade program that is subject of this Agreement; and

**WHEREAS**, the Inlet, Ducktown, Midtown and Chelsea CDC's have entered into agreements to have ACIA manage their respective home rehabilitation, home buyer and façade programs; and

**WHEREAS**, the CDC's are beginning to reach the end dates of their original term and need to be extended and may need to be updated as to price of our service and other terms as current realities require.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Atlantic County Improvement Authority that the Executive Director is authorized to extend and update agreements as needed to continue home rehabilitation, home buyer and façade programs for the CDC's for an additional year with option for one-year automatic extension if neither the ACIA nor the CDC's wish to cancel.



**Roy M. Foster, Chairman**

Rev. Dr. Milton L. Hendricks

Rev. Dr. Milton L. Hendricks (Feb 13, 2026 10:44:58 EST)

**Rev. Milton Hendricks, Assistant Secretary**

**ADOPTED: February 12, 2026**

**ATLANTIC COUNTY IMPROVEMENT AUTHORITY**

I, Timothy D. Edmunds, P.E., Executive Director, Assistant Secretary of the Atlantic County Improvement Authority, State of New Jersey, do hereby certify that the foregoing is a correct and true copy of a resolution adopted by the Board at a meeting duly held on the 12<sup>th</sup> day of February 2026.

\_\_\_\_\_  
Timothy D. Edmunds, Executive Director

# **Attachment #18**

**Ground Supplies Award**

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING THE PURCHASE OF CERTAIN GROUNDS SUPPLIES FROM  
VARIOUS VENDORS FOR THE AUTHORITY'S GOLF COURSE OPERATIONS**

**WHEREAS**, the Atlantic County Improvement Authority (hereafter the "Authority"), is a political subdivision of the State of New Jersey and an instrumentality of the County of Atlantic, established pursuant to N.J.S.A. 40:37A-44 et seq.; and

**WHEREAS**, pursuant to N.J.S.A. 40:37A-54, the Authority is empowered to improve, further, and promote the tourist industries and recreational attractiveness of the County through the planning, acquisition, construction, improvement, management and operation of facilities for the recreation and entertainment of the public; and

**WHEREAS**, by previous resolutions adopted December 9<sup>th</sup>, 2021, the Board of Commissioners of the Atlantic County Improvement Authority authorized shared services agreements with Atlantic County and the City of Brigantine for the operation of the John F. Gaffney Green Tree Golf Course; and

**WHEREAS**, under the agreement the Authority is responsible to maintain the grounds and turf quality to ensure that playing conditions meet certain standards; and

**WHEREAS**, in order to maintain the grounds according to standards it is necessary for the respective Golf Course Superintendents implement proper Turf Maintenance Plans which include programs for the application of certain pesticides, herbicides, fertilizer, grass seed and other grounds enhancement products; and

**WHEREAS**, the timing and quantities appropriate for each application is dependent on varying conditions such as temperature, rainfall, traffic, and other factors, making it difficult to predict ahead of time exactly when and how much of a specific item will be required; and

**WHEREAS**, on December 23rd, 2025, the Authority issued a request for bids for grounds supplies which included the items anticipated or possible to be utilized for 2026-2027 requesting a per unit bid price; and

**WHEREAS**, on January 21, 2026, the Authority received responses from six companies; and

**WHEREAS**, the Director of Golf Course Operations and the Golf Course Superintendent reviewed the responses, evaluated any proposed substitutions and provided recommendations regarding the acceptability of substitutions; and

**WHEREAS**, the approved budget for Green Tree contains a line item for Grounds Supplies in the amount of \$88,050.00.

**NOW, THEREFORE BE IT RESOLVED**, that the Board of Commissioners authorize the purchase of certain Grounds Supplies and Materials when and in quantities as needed throughout the year in accordance with the attached line-item proposals and recommendations of the Golf Course Superintendent in amounts not to exceed \$88,050.00 for John F. Gaffney Green Tree Golf Course.



**Roy M. Foster, Chairperson**

Rev. Dr. Milton L. Hendricks

Rev. Dr. Milton L. Hendricks (Feb 13, 2026 10:44:58 EST)

**Rev. Milton Hendricks, Assistant Secretary**

**ADOPTED: February 12, 2026**

**ATLANTIC COUNTY IMPROVEMENT AUTHORITY**

I, Timothy D. Edmunds, P.E., Executive Director, Assistant Secretary of the Atlantic County Improvement Authority, State of New Jersey, do hereby certify that the foregoing is a correct and true copy of the resolution adopted by the Board at a meeting duly held on the 12<sup>th</sup> day of February 2026.

\_\_\_\_\_  
Timothy D. Edmunds, P.E., Executive Director

# **Attachment #19**

**Local Finance Board Application  
ACIT Athletic Stadium**

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY  
AUTHORIZING APPLICATION TO THE LOCAL FINANCE BOARD  
PURSUANT TO N.J.S.A. 40A:5A-6 AND N.J.S.A. 40:37A-80**

**WHEREAS**, The Atlantic County Improvement Authority (the "Authority") desires to make application to the Local Finance Board for positive findings, pursuant to N.J.S.A. 40A:5A-6 and N.J.S.A. 40:37A-80, in connection with (i) the adoption by the Authority of a resolution authorizing the issuance of bonds, and any notes issued in anticipation thereof and (ii) the adoption by the County of Atlantic, State of New Jersey (the "County") of an ad valorem guaranty ordinance securing payment of the Authority bonds or notes, the proceeds of which will be used by the Authority, along with other funds, to finance the construction of an athletic stadium on the campus of the Atlantic County Institute of Technology in Mays Landing; and

**WHEREAS**, the Authority believes that:

- (a) it is in the public interest to accomplish such purpose;
- (b) said purpose or improvements are for the health, welfare, convenience or betterment of the inhabitants of the local unit or units;
- (c) the amounts to be expended for said purpose or improvements are not unreasonable or exorbitant; and
- (d) the proposal is an efficient and feasible means of providing services for the needs of the inhabitants of the local unit or units and will not create an undue financial burden to be placed upon the local unit or units.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY, AS FOLLOWS:**

**Section 1.** The application to the Local Finance Board is hereby approved, and the Authority's Bond Counsel and financial advisor, along with other representatives of the Authority, are hereby authorized to prepare such application and to represent the Authority in matters pertaining thereto.

**Section 2.** The Secretary or Assistant Secretary of the Authority is hereby directed to prepare and cause the Authority's Bond Counsel to file a copy of this resolution with the Local Finance Board as part of such application.

**Section 3.** The Local Finance Board is hereby respectfully requested to consider such application and to record its findings and recommendations as provided by the applicable New Jersey Statutes.

**Section 4.** This resolution shall take effect immediately.

Recorded Vote	AYE	NO	ABSTAIN	ABSENT
Roy M. Foster			✓	
Robert J. Tarby, Sr.	✓			
Wendy Bartlett	✓			
Edwin G. Blake				✓
Joseph J. Giraldo	✓			
Robert P. Gross	✓			
Don Guardian	✓			
Rev. Milton L. Hendricks	✓			
India Still	✓			




---

Roy M. Foster, Chairman

Rev. Dr. Milton L. Hendricks

Rev. Dr. Milton L. Hendricks (Feb 13, 2026 10:44:58 EST)

---

Rev. Milton Hendricks, Assistant Secretary

**ADOPTED: February 12, 2026**

**ATLANTIC COUNTY IMPROVEMENT AUTHORITY**

I, Timothy D. Edmunds, P.E., Executive Director, Assistant Secretary of the Atlantic County Improvement Authority, State of New Jersey, do hereby certify that the foregoing is a correct and true copy of the resolution adopted by the Board at a meeting duly held on the 12<sup>th</sup> day of February 2026.

---

Timothy D. Edmunds, P.E., Executive Director

STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
LOCAL FINANCE BOARD  
APPLICATION CERTIFICATION

APPLICANT'S  
NAME:

THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY,  
IN THE COUNTY OF ATLANTIC, NEW JERSEY

I, ROY M. FOSTER, THE UNDERSIGNED CHAIRPERSON OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY, IN THE COUNTY OF ATLANTIC, NEW JERSEY, DO HEREBY DECLARE:

That the documents submitted herewith and the statements contained herein are true to the best of my knowledge and belief;

That this application was considered and its submission to the Local Finance Board approved by the Commissioners of The Atlantic County Improvement Authority (the "Authority") on February 12, 2026; and

That the Authority has notified the applicable local units of the Authority's submission of this application to the Local Finance Board and has made available to each a true copy of this application.



Roy M. Foster, Chairperson

ATTEST:

\_\_\_\_\_  
Timothy D. Edmunds, P.E.  
Assistant Secretary

# **Attachment #20**

**Garden Court Apartments /  
Luxury Tax Fund**

**RESOLUTION OF THE ATLANTIC COUNTY  
IMPROVEMENT AUTHORITY AUTHORIZING  
EXECUTIVE DIRECTOR TO EXECUTE DECLARATION  
REGARDING GARDEN COURT APARTMENTS**

**WHEREAS**, the Atlantic County Improvement Authority, hereafter, the "Authority", is a political subdivision of the State of New Jersey and an instrumentality of Atlantic County, established pursuant to N.J.S.A. 40:37A-44 *et seq.* ("County Improvement Authorities Law"); and

**WHEREAS**, pursuant to N.J.S.A. 40:37A-54, the Authority is empowered to promote development so as to eliminate or prevent the spread of blighted, deteriorated or deteriorating areas and to support projects that are intended to accomplish these purposes; and

**WHEREAS**, pursuant to N.J.S.A. 40:37A-54, another stated public purpose of the Authority is to promote the development of decent affordable housing for individuals and families who are of low and moderate income; and

**WHEREAS**, pursuant to N.J.S.A. 40:48-8.30 *et seq.* the State of New Jersey created the Luxury Tax Development Fund for the benefit of the City of Atlantic City, to be administered by the Authority in accordance with the County Improvement Authorities Law to promote the creation and maintenance of housing for low and moderate income households; and

**WHEREAS**, the City of Atlantic City (the "City") acquired that certain property located at 1425 A McKinley Avenue, Atlantic City, New Jersey 08401 (the "Property") subject to certain reversionary rights contained in a deed recorded in the Atlantic County Clerk's Office (the "Clerk's Office") on November 20, 1972 in Deed Book 2686, Page 218 (the "1972 Deed"); and

**WHEREAS**, the reversionary rights contained in the 1972 Deed were referenced in (i) the deed conveying the Property to the Authority recorded with the Clerk's Office on June 8, 1984 in Deed Book 3927, Page 81 (the "Authority Deed"), and (ii) the deed simultaneously conveying the Property from the Authority to Sencit F/G McKinley Associates recorded in Deed Book 3927, Page 93 (the "Sencit Deed"); and

**WHEREAS**, the 1972 Deed, the Authority Deed, and the Sencit Deed require that the Property be used exclusively for public purposes, failing which the grantor under the 1972 Deed retains a right of reversion or reentry (collectively, the "Reverter"). The City conveyed the Property to the Authority for the purpose of facilitating the construction and operation by a private developer of multifamily rental housing for low and middle income households containing approximately 150 apartment units (the "Project"). Said conveyance was authorized by the Board of Commissioners of the City under Ordinance No. 24 of 1982 recorded in Deed Book 12 Page 11 and deemed a lawful public purpose for purposes of the Reverter; and

**WHEREAS**, Sencit F/G McKinley Associates is now desirous of transferring title to the Property to Garden Court AC LLC for the purposes of continuing the provision of affordable housing for families and individuals classified as low and moderate income households and proposes to restrict occupancy to households who, at the time of initial occupancy, are earning eighty percent (80%) of area median income or less, as determined from time to time by the U.S. Department of Housing and Urban Development pursuant to Section 8 of the U.S. Housing Act of 1937, as

amended (or any applicable successor federal or State of New Jersey affordable housing standards); and

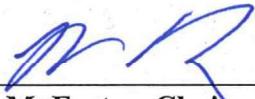
**WHEREAS**, in order to facilitate the financing for the aforesaid transfer of the Property, the financial investors of Garden Court AC LLC have requested assurances from the Authority that the use of the Property for the provision of qualified low and moderate income housing, in the same manner as it has been so provided since 1972, is a public purpose and that provided the use of the property for this public purpose is continued the Authority will not exercise, enforce, assert or declare a forfeiture under the Reverter or take any action to reclaim title to the Property; and

**WHEREAS**, once the aforesaid sale of the Property takes place the sum of \$5,657,205.00 will be returned to the Luxury Tax Development Fund for utilization for the public purposes set forth therein; and

**WHEREAS**, in furtherance of the above assurances Garden Court AC LLC has requested that the Authority execute a “Covenant Regarding Affordable Housing and Non-Exercise of Reverter” (“Covenant”) confirming that which is set forth above; and

**WHEREAS**, the Authority believes that multiple public purposes would be promoted by the execution of the Covenant so as to facilitate, and provide for, the sale and transfer of the property from Sencit F/G McKinley Associates to Garden Court AC LLC.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Atlantic County Improvement Authority, that the Executive Director shall be and is hereby authorized to execute on behalf of the Authority the requested “Covenant Regarding Affordable Housing and Non-Exercise of Reverter” in favor of Garden Court AC LLC, in the form that has been presented, so as to facilitate the sale of the Property from Sencit F/G McKinley Associates to Garden Court AC LLC



**Roy M. Foster, Chairperson**

*Rev. Dr. Milton L. Hendricks*

Rev. Dr. Milton L. Hendricks (Feb 13, 2026 10:44:58 EST)

**Rev. Milton Hendricks, Assistant Secretary**

**ADOPTED: February 12, 2026**

**ATLANTIC COUNTY IMPROVEMENT AUTHORITY**

I, Timothy D. Edmunds, P.E., Executive Director, Assistant Secretary of the Atlantic County Improvement Authority, State of New Jersey, do hereby certify that the foregoing is a correct and true copy of the resolution adopted by the Board at a meeting duly held on the 12<sup>th</sup> day of February 2026.

\_\_\_\_\_  
Timothy D. Edmunds, P.E., Executive Director

# ACIA Resolutions 02.12.2026

Final Audit Report

2026-02-13

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