

**RESOLUTION OF THE ATLANTIC
COUNTY IMPROVEMENT AUTHORITY
APPROVING THE EXPENDITURES CONTAINED IN THE
FINANCIAL REPORT FOR JULY 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 July 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 July 2025, are approved pursuant to N.J.A.C. 5:31-4.1(c).



Robert J. Tarby, Sr., Vice Chairperson



Edwin G. Blake, Secretary

ADOPTED: September 11, 2025

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 11th day of September 2025.

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

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY
APPOINTING BRANDON WHEELY TO THE POSITION OF ASSISTANT
DIRECTOR OF PROJECTS OF THE ATLANTIC COUNTY IMPROVEMENT
AUTHORITY, ALL FOR THE PURPOSES SET FORTH HEREIN**

WHEREAS, the Atlantic County Improvement Authority (hereinafter referred to as the "Authority") is a political subdivision of the State of New Jersey and an instrumentality of the County of Atlantic (hereinafter referred to as "County"), 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, Brandon Wheelley has been serving the Authority as Project Manager and has demonstrated a high proficiency in this position and has further demonstrated the ability to assist the Authority in additional capacities; and

WHEREAS, there exists a need for an Assistant Director of Projects so that the Authority can better fulfill the statutory purposes and mission for which the Authority was created; and

WHEREAS, the Board of the Authority believes that Brandon Wheelley possesses the knowledge, skills, education, training and expertise to perform the duties of Assistant Director of Projects and that it is in the interests of the Authority that Brandon Wheelley be appointed to the position of Assistant Director of Projects.

NOW, THEREFORE, BE IT RESOLVED by the Board of the Atlantic County Improvement Authority that Brandon Wheelley shall be and is hereby appointed to the position of Assistant Director of Projects of the Atlantic County Improvement Authority at a salary as provided within the budget of the Authority, together with all benefits currently applicable to said position; and

BE IT FURTHER RESOLVED that this appointment shall become effective immediately or otherwise at such time as determined by the Executive Director.



Robert J. Tarby, Sr., Vice Chairperson



Edwin G. Blake, Secretary

ADOPTED: September 11, 2025

ATLANTIC COUNTY IMPROVEMENT AUTHORITY

I, Timothy D. Edmunds, 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 11th day of September 11, 2025.

Timothy D. Edmunds, Executive Director

RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY AUTHORIZING THE CREATION OF THE POSITION OF HOUSING PROGRAM INSPECTOR/ASSISTANT PROJECT MANAGER AT A SALARY OF \$72,000.00 PER YEAR AND AUTHORIZING THE EXECUTIVE DIRECTOR TO FILL THE POSITION WITH A QUALIFIED INDIVIDUAL

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; over that past twenty (20) months there has a substantial increase in the amount of housing rehabilitation projects requiring the full scope of services from the Authority; and

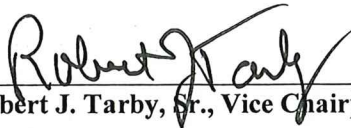
WHEREAS, as the Housing Inspector is working reduced hours the Executive Director and Housing Program Manager have recommended that in order to continue to provide a satisfactory level of service, meet our contractual obligations, and ensure that we can continue to grow our Housing Rehabilitation Activities it is necessary and appropriate to create the position of Housing Program Inspector/Assistant Project Manager; and

WHEREAS, the responsibilities of the Housing Program Inspector/Assistant Project Manager will include not only home inspection but things that only the Housing Inspector does now, preparing bid specifications and administering the bid process, reviewing and approving applications for payment and serving as the Authority's liaison between the homeowner and contractor; and

WHEREAS, the Executive Director and Housing Program Manager have recommended the creation of the position of Housing Program Inspector/Assistant Project Manager for all of the reasons stated above, and to fill that position with an individual whose background demonstrates that they have the requisite experience and meet the qualification requirements commensurate with the level of responsibility, at a salary of \$72,000.00 per effective October 15, 2025.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Atlantic County Improvement Authority that the position of Housing Program Inspector/Assistant Project Manager shall be and is hereby created; and

BE IT FURTHER RESOLVED, by the Board of Commissioners of the Atlantic County Improvement Authority that the Executive Director is authorized fill this position with an individual whose background demonstrates that they have the requisite experience and meet the qualification requirements commensurate with the level of responsibility, at a salary of \$72,000.00 per effective October 15, 2025.


Robert J. Tarby, Sr., Vice Chairperson


Edwin G. Blake, Secretary

ADOPTED: September 11th, 2025
ATLANTIC COUNTY IMPROVEMENT AUTHORITY

I, Timothy D Edmunds, 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 11th day of September 2025.

Timothy D Edmunds, Executive Director

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT
AUTHORITY ADOPTING THE UPDATED POLICY & PROCEDURES
MANUAL HEALTH INSURANCE**

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 Resolution dated August 6, 1986, the Board of Commissioners of the Authority, hereafter the "Board", approved the Policy and Procedures Manual "as an official statement of its employee policy"; and

WHEREAS, the Authority recognizes that working conditions and requirements change from time to time and certain amendments have been adopted over the ensuing years; and

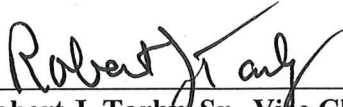
WHEREAS, the Authority desires to ensure that the document is complete with respect to the organization's goals and policies and communicates appropriate standards of action and behavior for all employees; and

WHEREAS, the Executive Director and staff, with the assistance of Counsel, have reviewed the document, modified and revised certain sections in an effort to ensure that the manual establishes and maintains a uniform system for managing personnel matters; complies with applicable employment laws and to provides for the standards, terms and conditions of employment consistent with the goals and policies of the Authority; and

WHEREAS, the Board of Commissioners have been presented a summary of the proposed modifications and provided with a copy of the proposed manual, and

WHEREAS, staff deems these changes to be necessary and reasonable to govern the internal affairs of the personnel employed by the Authority and recommends that the Board of Commissioners adopt these changes.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Atlantic County Improvement Authority that the revised Authority's Policy and Procedures Manual dated September 2, 2025, be adopted as revised as an official document of the Authority and as an official statement of its employee policy.


Robert J. Tarby, Sr., Vice Chairperson


Edwin G. Blake, Secretary

ADOPTED: September 11, 2025

ATLANTIC COUNTY IMPROVEMENT AUTHORITY

I, Timothy D. Edmunds, 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 11th day of September 2025.

Timothy D. Edmunds, Executive Director

110222401A1AC 401A150000 AIRBORNE RESOLUTION 10/20/50 SEPTEMBER

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SHARED SERVICES PROJECT MANAGEMENT AGREEMENT WITH THE COUNTY OF ATLANTIC IN THE AMOUNT OF \$7,220.00 REGARDING CANALE TRAINING CENTER MAINTENANCE DRIVEWAY PROJECT

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. 40:37A-54 a purpose of the Authority is to plan, initiate and carry out construction projects within the County for public facilities to be utilized for governmental purposes and use; and

WHEREAS, the County of Atlantic has requested a proposal from the Authority to provide Owner's Representative and Project Management services for the Atlantic County's Canale Training Center Maintenance Driveway project (the "Project"); and

WHEREAS, the services and scope proposed by the Authority are based on discussions regarding the Project and our anticipation that the time spent will consist of on-site presence, off site availability and reporting and administrative functions, and will be split primarily between our Director of Projects and Engineering, a Project Manager, and to a lesser extent some additional time will be required of our administrative staff; and

WHEREAS, the Authority submitted a proposal to oversee the professionals and contractor in accordance with the County's schedule, budget, and project priorities; and

WHEREAS, the Authority will further serve as the liaison, advise the County and act on their behalf to ensure the successful completion of the Project and that the County's interests are represented in every decision in each phase of development; and

WHEREAS, since the County has bid the project and will hold the construction contract, the Authority proposed to provide full Project Management Services beginning with the Bid Award through Construction Closeout; and

WHEREAS, the Authority proposed to provide such services for the project in an amount not to exceed \$7,220.00; and

WHEREAS, the Board of Commissioners of Atlantic County will take formal action on the proposal on September 16, 2025; 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, that upon approval by Atlantic County Board of Commissioners of the agreement, the Board of Commissioners of the Atlantic County Improvement Authority hereby authorizes the Executive Director to execute a Shared Services Agreement with the County of Atlantic to provide Owner's Representative and Project Management Services for Atlantic County's Canale Training Center Maintenance Driveway Project in the amount of \$7,220.00.


Robert J. Tarby, Jr., Vice Chairperson


Edwin G. Blake, Secretary

ADOPTED: September 11, 2025
ATLANTIC COUNTY IMPROVEMENT AUTHORITY

I, Timothy D. Edmunds, 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 11th day of September 2025.

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

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT
WITH AMERICAN DEMOLITION FOR THE DEMOLITION OF 1430
MADISON 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 1430 Madison Avenue, Block 684 , Lot 2 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 August 20, 2025, the Authority received responses to its solicitation for the demolition of the property and three (3) bids were received with fees ranging from a low of \$114,400 submitted by American Demolition to a high of \$139,614.76 submitted by S.J. Hauck Construction; and

WHEREAS, staff and the City reviewed the American's response, and determined American Demolition is responsive and demonstrates the requisite capabilities; and

WHEREAS, staff recommends that the Authority proceed with the execution of an agreement with American Demolition for an amount not-to exceed \$114,400 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 American Demolition for an amount not-to exceed \$114,400 for the Demolition of the residential structure located at 1430 Madison Avenue, Block 684, Lot 2.



Robert J. Tarby, Sr., Vice Chairperson



Edwin G. Blake, Secretary

ADOPTED: September 11, 2025

ATLANTIC COUNTY IMPROVEMENT AUTHORITY

I, Timothy D. Edmunds, 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 11th day of September 2025.

Timothy D. Edmunds, Executive Director

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING A MEMORANDUM OF UNDERSTANDING TO JOINTLY MANAGE THE
HOUSING REHABILITATION, AND COMMERCIAL FAÇADE PROGRAM WITHIN THE
PLEASANTVILLE MIDTOWN NEIGHBORHOOD**

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 Pleasantville Midtown Neighborhood Revitalization Committee (PMNRC) is a community-base organization dedicated to improving housing, fostering economic development, and strengthening neighborhoods in Pleasantville. The PMNRC is in the process of securing NJDCA Neighborhood Revitalization Tax Credits to fund the housing rehabilitation and commercial facades that is subject of this MOU; and

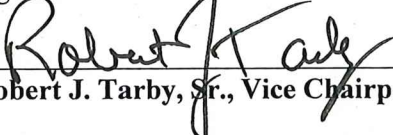
WHEREAS, the PMNRC wishes to enter into an MOU to have ACIA manage the Housing Rehabilitation and Commercial Façade Programs; and

WHEREAS, the ACIA will provide project management services for PMNRC Housing Rehabilitation and Commercial Façade programs in the same manner that is oversees with our current programs. The same agreements will be used including the ACIA/Homeowner Agreement, Homeowner/Contractor Agreement, ACIA/Business Agreement and Business/Contractor Agreement. Fees to pay for each home rehabilitation and commercial façade project have yet to be determined; and

WHEREAS, this MOU establishes a cooperative relationship and does not create legally binding obligations beyond program administration requirements and amendments to this MOU must be mad in writing and signed by both parties

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Atlantic County Improvement Authority that a Memorandum of Understanding be executed between the PMNRC and the ACIA; and

BE IT FURTHER RESOLVED, by the Board of Commissioners of the Atlantic County Improvement Authority that the Executive Director is authorized to execute a Memorandum of Understanding with the PMNRC and the ACIA.


Robert J. Tarby, Sr., Vice Chairperson


Edwin G. Blake, Secretary

ADOPTED: September 11, 2025
ATLANTIC COUNTY IMPROVEMENT AUTHORITY

I, Timothy D. Edmunds, 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 11th day of September 2025.

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

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING A MEMORANDUM OF UNDERSTANDING TO JOINTLY
MANAGE THE HOUSING REHABILITATION, AND COMMERCIAL FAÇADE
PROGRAM WITHIN THE SOMERS POINT NORTHEAST NEIGHBORHOOD**

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 Somers point Northeast Development Corporation (SPNDC is a community-base organization dedicated to improving housing, fostering economic development, and strengthening neighborhoods in Somers Point. The SPNDC is in the process of securing NJDCA Neighborhood Revitalization Tax Credits to fund the housing rehabilitation and commercial facades that is subject of this MOU; and

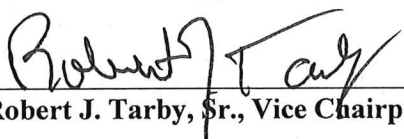
WHEREAS, the SPNDC wishes to enter into an MOU to have ACIA manage the Housing Rehabilitation and Commercial Façade Programs; and

WHEREAS, the ACIA will provide project management services for SPNDC Housing Rehabilitation and Commercial Façade programs in the same manner that is oversees with our current programs. The same agreements will be used including the ACIA/Homeowner Agreement, Homeowner/Contractor Agreement, ACIA/Business Agreement and Business/Contractor Agreement. Fees to paid for each home rehabilitation and commercial façade project have yet to be determined; and

WHEREAS, this MOU establishes a cooperative relationship and does not create legally binding obligations beyond program administration requirements and amendments to this MOU must be mad in writing and signed by both parties

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Atlantic County Improvement Authority that a Memorandum of Understanding be executed between the SPNDC and the ACIA; and

BE IT FURTHER RESOLVED, by the Board of Commissioners of the Atlantic County Improvement Authority that the Executive Director is authorized to execute a Memorandum of Understanding with the SPNDC and the ACIA.


Robert J. Tarby, Sr., Vice Chairperson


Edwin G. Blake, Secretary

ADOPTED: September 11, 2025
ATLANTIC COUNTY IMPROVEMENT AUTHORITY

I, Timothy D. Edmunds, 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 11th day of September 2025.

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