

Attachment #2

Financial Report of January 2026

**RESOLUTION OF THE ATLANTIC
COUNTY IMPROVEMENT AUTHORITY
APPROVING THE EXPENDITURES CONTAINED IN THE
FINANCIAL REPORT FOR JANUARY 2026**

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 January 2026 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 January 2026 are approved pursuant to N.J.A.C. 5:31-4.1(c).



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: March 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 12th day of March 2026.

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

Attachment #3

**Atlantic City Demolition
Shared Services Agreement**

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT
AUTHORITY AUTHORIZING A SHARED SERVICES AGREEMENT
WITH ATLANTIC CITY FOR SERVICES RELATED TO THE CIT WIDE
DEMOLITION PROGRAM**

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 existence of substandard and dilapidated structures is in need of demolition contribute to a diminished perception of the City, discourages investment in the entire region and its weakens the desirability of the area as a tourist destination; and

WHEREAS, from 2015 to 2017 the Authority provided Program Administration and Project Management services to the City of Atlantic City for their Demolition Program through a Shared Services Agreement; and

WHEREAS; sometime in 2018 the City determined that it may be more efficient for them to run the program in house and did not renew the agreement with the Authority; and

WHEREAS, in 2019 the City’s Director of Licensing and Inspections reached out to the Authority and requested a proposal for us to again provide Program Administration and Project Management services for the program; and

WHEREAS, the Authority proposed that for Phase 1 under a shared service agreement with the City, the Authority establish a pool of qualified demolition contractors for emergency demolitions up front and then as individual emergent properties are identified and cleared for demolition by the City the Authority would solicit quotes from the pool, award to the lowest respondent and oversee the work of the contractor; and

WHEREAS, the Authority further proposed that for Phase 2, non-emergent demolitions, the Authority will bid them each individually and oversee the work of the contractor; and

WHEREAS, Phase 2 includes the procurement process for specific projects as they are released by the City for demolition, receipt and review of the bid submissions, the award to the lowest responsible bidder and ongoing monitoring of the project for compliance with the specifications through to closeout billed on an hourly basis and cost reimbursement in accordance with the proposal; and

WHEREAS, approved by the Board of Commissioners on November 14th, 2019 the Authority executed a shared services agreement with the City set to expire on January 21st 2021 for the program; and

WHEREAS, the Board of Commissioners have consistently authorized renewal of the shared services agreement with the City since 2021 and the currently agreement is set to expire on March 20th, 2026; and

WHEREAS, the City has requested that the agreement be renewed with the same scope of services; and

WHEREAS, the fee proposed by the Authority and accepted by the City for phase 1 - the establishment of the pool of qualified contractors is \$4000.00, and the fee proposed for phase 2 – project management is a not-to-exceed amount of \$36,000 based on actual hours for a total amount not-to-exceed \$40,000.00; and

WHEREAS, the Uniform Shared Services Consolidation Act, N.J.S.A. 40 A:65-1 et seq. authorizes such legal entities to enter into a shared services agreement with each other to subcontract a service which the parties to an agreement are empowered to render within a certain jurisdiction.

NOW, THEREFORE BE IT RESOLVED, that the Executive Director is hereby authorized to enter into a shared service agreement with Atlantic City for services related to the City-Wide Demolition Program for an amount not to exceed \$40,000 in accordance with the proposal.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: March 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 12th day of March 2026.

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

Attachment #4

Demolition Contractor Pool

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT
AUTHORITY TO APPOINT A POOL OF DEMOLITION
CONTRACTORS**

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, by resolution adopted previously on this day, the Board of Commissioners of the Atlantic County Improvement Authority authorized a shared services agreement with Atlantic City for the Authority to provide project management services for the City Wide Demolition program; and

WHEREAS; during the course of the program it is anticipated that certain individual properties will be identified as imminent hazards by the City's Code Official and that the structure requires immediate demolition for the health, safety and welfare of the community; and

WHEREAS, the Authority proposed that for Phase 1 under the shared service agreement with the City, that the Authority establish a pool of qualified demolition contractors for emergency demolitions up front and then as individual emergent properties are identified and cleared for demolition by the City the Authority would solicit quotes from the pool, award to the lowest respondent and oversee the work of the contractor; and

WHEREAS, the Authority issued a request for qualifications (RFQ) for demolition contractors for participation in a pool and on February 27, 2026, the Authority received responses from eight (8) demolition contractors, Caravella Demolition, American Demolition, Winzinger Inc., Neri's Construction and Rental Inc., SJ Hauk, LLC, Carroll Group Inc., TTL Services and Manafort Brothers, Inc; and

WHEREAS, upon review staff determined that all eight (8) respondents are qualified for demolition work and ranked each one based on overall experience and the Authority's direct experience with and recommends that they all be appointed to the pool.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Atlantic County Improvement Authority hereby approving the appointment of a pool consisting of, Caravella Demolition, American Demolition, Winzinger Inc., Neri's Construction and Rental Inc., SJ Hauk, LLC, Carroll Group Inc., TTL Services and Manafort Brothers, Inc. to draw upon as individual properties are identified and cleared for demolition in emergency situations by the City for a period of one year.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: March 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 12th day of March 2026.

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

Attachment #5

**Cape May Tech Village II
Change Order Request**

RESOLUTION AUTHORIZING AN ADDENDUM TO THE SHARED SERVICES AGREEMENT WITH CAPE MAY COUNTY FOR PROJECT MANAGEMENT SERVICES FOR THE DESIGN AND CONSTRUCTION OF TECH HANGERS 2 BUILDING WITH CAPE MAY COUNTY IN THE AMOUNT OF \$36,049.38 AND AN ADDENDUM TO THE CONSTRUCTION CONTRACT WITH OGREN CONSTRUCTION IN THE AMOUNT OF \$36,049.38

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-54 a purpose of the Authority is to plan, initiate and carry out construction projects related to public facilities within the county or any beneficiary county; and

WHEREAS, on July 11th, 2019, the Board of Commissioners adopted a resolution authorizing a shared Services Agreement under The Uniform Shared Services Consolidation Act, N.J.S.A. 40 A:65-1 *et. seq.* with Cape May County for the Authority to provide Project Management Services for the purposes of planning and constructing certain government services buildings known as the Government Services Area at the Cape May County Airport; and

WHEREAS, on May 11th, 2023, the Board of Commissioners of the Authority authorized the Executive Director to execute a contract with Ogren Construction for the construction of Tech Hangers 2 at Cape May Airport in the amount of \$6,345,700 subject to approval from the Cape May County Board of Commissioners; and

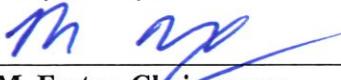
WHEREAS, on May 23rd, 2023, the Board of Commissioners of Cape May County authorized the Authority to execute a contract with Ogren Construction in the amount of \$6,345,700; and

WHEREAS, the Authority received a Change Order Request (C.O.R.) from Ogren Construction in the amount of \$36,049.38 for unforeseen conditions which will not result in any change to the substantial completion date; and

WHEREAS, Authority staff reviewed the C.O.R. and agreed that the C.O.R. be warranted and recommends approval contingent upon approval from the Cape May County Board of Commissioners; and

NOW, THEREFORE BE IT RESOLVED, that the Board of Commissioners authorize an amendment to the Project Management Shared Services Agreement with Cape May County for the Government Services Building in the amount of \$36,049.38,

BE IT FURTHER RESOLVED that upon the execution of the amendment to the aforesaid Shared Services Agreement the Executive Director is authorized to amend the contract with Ogren Construction in the amount of \$36,049.38 for new contract total of \$6,381,749.38 for the Construction of Tech Hangers 2 Building with Cape May County.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: March 12th, 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 12th day of March 2026.

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

Attachment #6

Atlantic City Board of Education

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A SHARED SERVICES PROJECT MANAGEMENT AGREEMENT WITH THE ATLANTIC CITY BOARD OF EDUCATION IN THE AMOUNT OF \$22,500.00 REGARDING A NEW ADMINISTRATION BUILDING

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 Atlantic City Board of Education (ABOE) has requested a proposal from the Authority to provide Owner's Representative and Cost Estimating services for their Administration Building (**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 over seeing design professionals, reporting and administrative functions, and will be split primarily between our Director of Projects, a Project Manager, and to a lesser extent some additional time will be required of our administrative staff, and the cost estimating firm; and

WHEREAS, the Authority submitted a proposal to oversee the professionals, and procure a cost estimating firm in accordance with the ACBOE's schedule, budget, and project priorities; and

WHEREAS, the Authority proposed to ACBOE Project Management services whereby the Authority will hold a Professional Services Agreement with a cost estimating firm how will pierce construction documents; and

WHEREAS, the Authority proposed to provide such services in an amount not to exceed \$22,500.00; and

WHEREAS, the ACBOE took formal action on the proposal on February 17, 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 RESOLVED, the Board of Commissioners of the Atlantic County Improvement Authority hereby authorizes the Executive Director to execute a Shared Services Agreement with the ACBOE to provide Owner's Representative and Project Management Services for the administration building in the amount of \$22,500.00.

NOW, BE IT FURTHER RESOLVED, the Board of Commissioners of the Atlantic County Improvement Authority hereby authorizes the Executive Director to execute an agreement with Becker Forndorf in the amount of \$17,000.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: March 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 12th day of March 2026.

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

Attachment #7

**Atlantic County Civil Courthouse
Toilet Room ADA Renovations**

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND A SHARED SERVICES AGREEMENT WITH ATLANTIC COUNTY AND TO FURTHER EXECUTE AN AGREEMENT WITH KISBY LEES MECHANICAL IN THE AMOUNT OF \$499,000.00 REGARDING ATLANTIC COUNTY'S EHT FAMILY SUCCESS CENTER HVAC UPGRADE 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 EHT Family Success HVAC Upgrade Project (the "Project"); and

WHEREAS, since the County has engaged professionals for the completion of the design development stage and it is contemplated that the Authority will bid and hold the construction contracts, the Authority proposed to provide full Project Management Services beginning with the Bid Phase through Construction Closeout; and

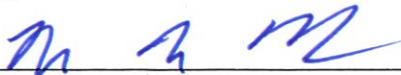
WHEREAS, the Board of Commissioners of the Atlantic County Improvement Authority authorized the Executive Director to execute a Shared Services Agreement with the County of Atlantic to provide Owner's Representative and Project Management Services for the Project in the amount of \$38,000.00; and

WHEREAS, on March 4th, 2026 the Authority received responses from six (6) bidders ranging from a high of \$620,000.00 to a low of \$484,000.00 submitted by Multitemp Mechanical; and

WHEREAS, apparent low bidder Multitemp failed to submit as part of their bid response the required CDBG documentation, thereby resulting in their bid being rejected; and

WHEREAS, staff reviewed all of the 2nd low bidder Kisbey Lees Mechancial's required bid documentation and finding all in order, recommends an award to Landberg in the amount of \$499,000.00.

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of the Atlantic County Improvement Authority hereby authorize the Executive Director to amend the Shared Services Agreement with the County of Atlantic to include the cost of the construction contract with Kisby Lees Mechanical and to further execute an Agreement with Kisby Lees Mechanical in the amount of \$499,000.00 for the Project.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: March 12th, 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 12th day of March 2026.

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

Attachment #8

Atlantic City Homebuyers Account

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT
AUTHORITY IRP BANK ACCOUNTS**

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, in 2008 the Atlantic City Development Funds was approved by the Local Finance Board to implement a program to assist Atlantic City households make the transition from renters to homeowners; and

WHEREAS, it will be necessary to open one (1) bank account for the revolving Loan Fund; and

WHEREAS, financial institutions require Board of Commissioners approval to open said bank accounts; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Atlantic County Improvement Authority, that the Designated Officials are hereby instructed to open one (1) bank account to support the Authority's Atlantic City Homebuyer Program



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: March 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 12th day of March 2026.

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

Attachment #9

FAA Electrical Connection Funding Request

RESOLUTION AUTHORIZING THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY TO UNDERTAKE A GRANT APPLICATION IN THE APPROXIMATE AMOUNT OF \$5.4M RELATED TO A JOINT PROJECT WITH THE FAA ELECTRICAL CONNECTION PROJECT BETWEEN THE FAA AND NATIONAL AEROSPACE RESEARCH & TECHNOLOGY PARK

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 core purpose of the Authority includes the provision of structures and other facilities used or operated by the Authority or any governmental unit in connection with, or relative to development and improvement of, aviation for military or civilian purposes, including research in connection therewith and a further core purpose is to promote economic development in the region served by the Authority; and

WHEREAS, pursuant to the above stated purposes, the Authority has undertaken, in conjunction with the Federal Aviation Administration (“FAA”), USEDAs, County of Atlantic and other governmental partners, the Atlantic County Economic Alliance and the National Aerospace Research & Technology Park, the development of the National Aerospace Research & Technology Park (“Park”) located on land leased from the FAA that is immediately adjacent to the William J. Hughes Technical Center with the intention being that the Park would support the mission and purposes of the FAA to promote and advance safety and security within the aviation industry, air traffic control and the national defense; and

WHEREAS, the Authority currently manages and operates two buildings within the Park located on Aviation Research Boulevard in Egg Harbor Township, Atlantic County, New Jersey, and it is proposed that the Park will ultimately contain seven (7) buildings within the Park; and

WHEREAS, the buildings managed and operated by the Authority within the NARTP require significant amounts of electricity that is currently being provided by Atlantic City Electric Company at commercial rates; and

WHEREAS, it is well known that the cost of electricity has risen sharply over the past five (5) years, nearly tripling since the inception of the Park in 2018, and this cost has now become a significant burden to the Authority, and to the business, educational and research enterprises operating within the Park and threatens the current and future economic security and well-being of the Park; and

WHEREAS, the FAA has developed their own, more economical and cost effective, sourcing of electricity and that the FAA has stated that it has the capacity to service the current and projected future needs of the Park, and its occupants, for electricity; and

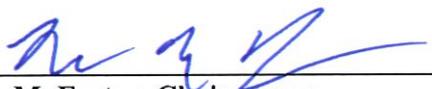
WHEREAS, the FAA is in the process of upgrading their electrical facilities at the William J. Hughes Technical Center and has proposed to the Authority that the Park could be connected to their electrical power grid so as to benefit the Park from the FAA sourcing of electrical power; and

WHEREAS, the projected cost for the Authority to construct the necessary infrastructure related to this interconnect between the Park to the FAA power grid would be approximately \$5,400,000.00, pursuant to estimates prepared by the FAA; and

WHEREAS, the Authority requires assistance with the funding of this necessary and worthwhile project that will promote the purposes of the FAA, the Authority and its governmental and business partners, and all of which will be for the benefit of the region and the general public; and

WHEREAS, the Authority is desirous of pursuing community project funding for the purposes set forth above, including economic development, from the federal Economic Development Account, recognizing that those funds would be administered by the Department of Housing and Urban Development.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Atlantic County Improvement Authority that the Executive Director of the Authority shall be and is hereby authorized to undertake the necessary measures so as to request, apply for and receive funding from the federal Economic Development Account in an amount up to \$5,400,000.00 for the purposes of designing and constructing the necessary infrastructure to interconnect the National Aerospace Research & Technology Park to the power grid and supply system located within the FAA William J. Hughes Technical Center.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: March 12, 2026

ATLANTIC COUNTY IMPROVEMENT AUTHORITY

I, _____, 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 12th day of March 2026.

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