

**RESOLUTION OF THE ATLANTIC
COUNTY IMPROVEMENT AUTHORITY
APPROVING THE EXPENDITURES CONTAINED IN THE
FINANCIAL REPORT FOR FEBRUARY 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 February 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 February 2026 are approved pursuant to N.J.A.C. 5:31-4.1(c).



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: April 9, 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 9th day of April 2026.

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

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT
WITH NERI'S CONSTRUCTION AND RENTALS, INC. FOR THE
DEMOLITION OF 106 S. ALBION PLACE 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 106 S. Albion Place, Block 34 , Lot 4 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 March 20th, 2026, the Authority received responses to its solicitation for the demolition of the property and seven (7) bids were received with fees ranging from a high of \$109,590.80 submitted by Ricco Construction Corporation to a low of \$65,846.00 submitted by Neri's Construction and Rental (Neri's); and

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

WHEREAS, staff recommends that the Authority proceed with the execution of an agreement with Neri's for an amount not-to exceed \$65,846.00 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 Neri's for an amount not-to exceed \$65,846.00 for the Demolition of the residential structure located at 106 S. Albion, Block 34, Lot 4 in Atlantic City.

Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: April 9, 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 9th day of April 2026.



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

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT
WITH NERI'S CONSTRUCTION AND RENTALS, INC. FOR THE
DEMOLITION OF 108 S. ALBION PLACE 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 108 S. Albion Place, Block 34 , 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 March 20th, 2026, the Authority received responses to its solicitation for the demolition of the property and seven (7) bids were received with fees ranging from a high of \$116,473.50 submitted by Ricco Construction Corporation to a low of \$65,998.90 submitted by Neri's Construction and Rental (Neri's); and

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

WHEREAS, staff recommends that the Authority proceed with the execution of an agreement with Neri's for an amount not-to exceed \$65,998.90 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 Neri's for an amount not-to exceed \$65,998.90 for the Demolition of the residential structure located at 108 S. Albion, Block 34, Lot 5 in Atlantic City.

Roy M. Foster, Chairperson

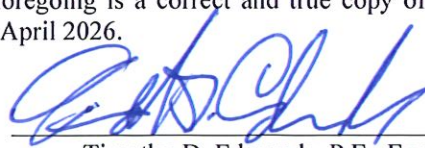


Edwin G. Blake, Secretary

ADOPTED: April 9, 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 9th day of April 2026.



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 CORP. FOR THE DEMOLITION OF 227 N
NEVADA 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 227 N Nevada, Block 384 , Lot 30 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 March 20th, 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 high of \$100,415.34 submitted by SJ Hauck Construction, LLC to a low of \$41,800.00 submitted by American Demolition Corp. (American); and

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

WHEREAS, staff recommends that the Authority proceed with the execution of an agreement with American for an amount not-to exceed \$41,800.00 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 \$41,800.00 for the Demolition of the residential structure located at 227 N Nevada, Block 384, Lot 3 in Atlantic City.

Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: April 9, 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 9th day of April 2026.



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

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO
ENTER INTO A SHARED SERVICES PROJECT MANAGEMENT
AGREEMENT WITH THE COUNTY OF ATLANTIC IN THE AMOUNT
OF \$29,420.00 REGARDING ATLANTIC COUNTY LAKE LENAPE EAST
RANGER STATION 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 Lake Lenape East Ranger Station 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, the County has bid the project and will hold the construction contract, the Authority proposed to provide full Project Management Services for Construction Administration; and;

WHEREAS, the Authority proposed to provide such services for the project in an amount not to exceed \$29,420.00; and

WHEREAS, this Agreement is subject to the Board of Commissioners of Atlantic County approval; 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 Lake Lenape East Ranger Station Project in the amount of \$29,420.00.



Roy M. Foster, Chairman



Edwin G. Blake, Secretary

ADOPTED: April 9, 2026

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 9th day of April 2026.

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

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO
AMEND A SHARED SERVICES PROJECT MANAGEMENT
AGREEMENT WITH THE ATLANTIC COUNTY INSTITUTE OF
TECHNOLOGY (ACIT) IN THE AMOUNT OF \$233,500 FOR THE
ACIT'S MULTIPURPOSE ATHLETIC FIELD 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 ACIT requested a proposal from the Authority to provide Owner's Representative and Project Management services during the Design Development Phase for the Multipurpose Athletic Field Project (the "Project"); and

WHEREAS, the Authority submitted in the amount of \$12,900.00 a proposal to oversee the professionals and contractor in accordance with the ACIT's schedule, budget, and project priorities; and

WHEREAS, the Board of Commissioners authorized the Executive Director to execute a Shared Services Agreement with ACIT in the amount of \$12,900.00 on April 11, 2024; and

WHEREAS, ACIT engaged professionals who completed design and bidding of the Project; and

WHEREAS, ACIT intends to award a construction contract to F.M. Schiavone and requested a proposal from the Authority for Owner's Representative and Construction Administration services; and

WHEREAS, the Authority proposed to provide such services in an amount not to exceed \$233,500.00.00; and

WHEREAS, ACIT provided to the Authority a signed purchase for such services in the amount of \$233,500.00 ; 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, the Board of Commissioners of the Atlantic County Improvement Authority hereby authorize the Executive Director to amend a Shared Services Agreement with the ACIT to provide Owner's Representative and Construction Administration Services for the Multipurpose Athletic Field Project for an additional amount of \$233,500.00.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: April 9, 2026

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 9th day of April 2026.

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

**RESOLUTION OF THE ATLANTIC IMPROVEMENT AUTHORITY
AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ON
BEHALF OF THE AUTHORITY A PILOT AGREEMENT WITH THE
TOWNSHIP OF EGG HARBOR FOR BUILDING #2 AT NARTP**

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 second building of the National Aerospace Research and Technology Park (“**NARTP**”); and

WHEREAS, the Authority has undertaken to construct and has constructed the second building as part of the NARTP in the Township of Egg Harbor (the “**Township**”); and

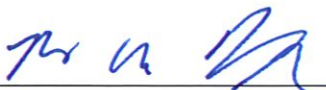
WHEREAS, notwithstanding the tax exempt status of the NARTP, the Authority recognizes that it will be a member of the Township community; and

WHEREAS, the Authority has proposed to make a voluntary payment to the Township in accordance with the provisions set forth herein, and

WHEREAS, the Authority and the Township are authorized by N.J.S.A. 40:37A-83 to enter into an agreement for a payment in lieu of taxes (“**PILOT**”); and

WHEREAS, the Executive Director, with the assistance of General Counsel, has negotiated the terms of a PILOT Agreement with the Township and is recommending to the Board that the terms of the PILOT Agreement be approved and that the Executive Director be authorized to execute said Agreement substantially in the form attached hereto.

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 PILOT Agreement with the Township of Egg Harbor substantially in the form of Agreement as attached hereto, subject to any necessary changes and modifications as recommended by General Counsel to the Authority.



Roy M. Foster, Chairman



Edwin G. Blake, Secretary

ADOPTED: April 9, 2026

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 9th day of April 2026.

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