

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



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: August 13, 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 13th day of August 2026.

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

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A SHARED SERVICES AGREEMENT WITH THE ATLANTIC COUNTY MUNICIPAL UTILITIES AUTHORITY FOR THE PROVISION OF MEDICAL AND PRESCRIPTION COVERAGE FOR ALL ACTIVE EMPLOYEES AND RETIREES THROUGH HORIZON BLUE CROSS/BLUE SHIELD OF NEW JERSEY EFFECTIVE SEPTEMBER 1, 2026

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, the Authority provides health and prescription benefits for qualified active employees and retirees; and

WHEREAS, on September 30, 2025 the Authority terminated participation in the New Jersey State Health and Prescription Program ("SHBP") pursuant to N.J.S.A. 52:14-17.25 *et. seq.*, which includes medical and prescription coverage for active employees and retirees; and

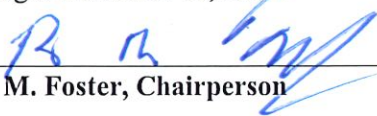
WHEREAS, in order to control and contain costs associated with the provision of medical and prescription coverage on July 10, 2025 the Board of Commissioners authorized the Executive Director to enter into a Shared Services Agreement with Atlantic County Utilities Authority to provide coverage with Horizon Blue Cross/Blue Shield; and

WHEREAS, the Authority intends to continue medical and prescription coverage for active employees and retirees through a Shared Services Agreement with the Atlantic County Utilities Authority by providing coverage with Horizon Blue Cross/Blue Shield of New Jersey; 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 contract a service which the parties to an agreement are empowered to render within a certain jurisdiction.

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 negotiate and execute, with the assistance of General Counsel, a Shared Services with the Atlantic County Utilities Authority for the provision of coverage with Horizon Blue Cross/Blue Shield of New Jersey health insurance and prescription program coverage for active employees and retirees; and

BE IT FURTHER RESOLVED that the Executive Director shall be and is hereby authorized to execute on behalf of the Authority any and all documents necessary to effectuate a policy for Health Insurance and Prescription Program Coverage for Active Employees, Early Retirees & Supplemental Medicare, issued by Horizon Blue Cross/Blue Shield of New Jersey, whose office is located at Three Penn Plaza East, Newark, NJ 07105-2200, for the period commencing 12:01am on September 1, 2026 and ending midnight December 31, 2027.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: August 13, 2026
ATLANTIC COUNTY IMPROVEMENT AUTHORITY

I, Timothy D. Edmunds, P.E., 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 13th day of August 2026.

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

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT
AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO RENEW
THE SHARED SERVICES AGREEMENT WITH THE ATLANTIC
COUNTY UTILITIES AUTHORITY TO PROVIDE CERTAIN
ADMINISTRATIVE SERVICES TO THE AUTHORITY**

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, under a shared services agreement, the Atlantic County Utilities Authority ("ACUA") has provided the Authority administrative support in the area of Human Resources including Payroll, Health Benefits and Pension Administration, administration of Vacation, Sick and Personal leave and the administration of unemployment benefits, as well as Purchasing activities; and

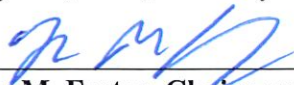
WHEREAS, because the ACUA administers those activities for its 250 employees and is subject like the Authority to the Local Public Contracts Law the shared service arrangement has proven to maximize efficiencies and be beneficial for the Authority; and

WHEREAS, the current agreement is for ACUA to provide those services to the Authority for an amount not-to-exceed \$5,000.00 to be billed on an hourly rate, and proposes to renew the agreement for an additional year under the same terms and conditions; 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; and

WHEREAS, staff recommends to the Board of Commissioners that it is in the best interests of the Authority to share these certain administrative services in accordance with the proposal.

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 extension to the Shared Services Agreement with the Atlantic County Utilities Authority for the ACUA to provide certain administrative services to the Authority for an amount not to exceed \$5,000.00 from July 17th, 2026, until July 18th, 2027.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: August 13, 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 13th day of August 2026.

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

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE CREATION OF THE POSITION OF PROJECT MANAGER 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; the Assistant Director of Projects, Brandon Wheeley, last day of employment with the Authority was July 24, 2026; and

WHEREAS, in order to continue to provide a satisfactory level of service, meet our contractual obligations, and ensure that we can continue to grow our Project Management Activities it is necessary and appropriate to add another Project Manager; and

WHEREAS, the Executive Director and Director of Projects have recommended the creation of the position of Project Manager for 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 as provided within the budget of the Authority effective August 17, 2026.

NOW, THEREFORE, BE IT 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 as provided within the budget of the Authority per effective August 17, 2026.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: August 13, 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 13th day of August 2026.

Timothy D Edmunds, Executive Director

**ATLANTIC COUNTY IMPROVEMENT AUTHORITY
CERTIFICATION OF THE ANNUAL AUDIT**

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions, and

WHEREAS, the annual audit report for the fiscal years ended December 31st, 2024 and 2023 has been completed and filed with the Atlantic County Improvement Authority pursuant to N.J.S.A. 40A:5A-15; and

WHEREAS, N.J.S.A. 40A:5A-17, requires the governing body of each authority to, within 45 days of receipt of the annual audit, certify by resolution to the Local Finance Board that each member thereof has personally reviewed the annual audit report, and specifically the sections of the audit report entitled "General Comments" and "Recommendations," and has evidenced same by group affidavit in the form prescribed by the Local Finance Board, and

WHEREAS, the members of the governing body have received the annual audit and have personally reviewed the annual audit, and have specifically reviewed the sections of the annual audit report entitled "General Comments" and "Recommendations," in accordance with N.J.S.A. 40A:5A-17,

NOW, THEREFORE BE IT RESOLVED, that the governing body of the Atlantic County Improvement Authority hereby certifies to the Local Finance Board of the State of New Jersey that each governing body member has personally reviewed the annual audit report for the fiscal years ended December 31st, 2024 and 2023, and specifically has reviewed the sections of the audit report entitled "General Comments" and "Recommendations," and has evidenced same by group affidavit in the form prescribed by the Local Finance Board.

BE IT FURTHER RESOLVED that the secretary of the authority is hereby directed to promptly submit to the Local Finance Board the aforesaid group affidavit, accompanied by a certified true copy of this resolution.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: August 13, 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 13th day of August 2026.

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

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND A
SHARED SERVICES AGREEMENT WITH THE CITY OF PLEASANTVILLE FOR
PLEASANTVILLE SENIOR CENTER IMPROVEMENTS 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. 40A:37A-54 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 also to assist local governmental entities in the construction of public facilities; and

WHEREAS, the City of Pleasantville ("City") is a municipal corporation of the State of New Jersey with offices located at 18 North 1st Street, Pleasantville, New Jersey 08232; and

WHEREAS, the City is desirous of renovating an existing warehouse located at 121 W. Park Avenue, Pleasantville, New Jersey 08232, ("Project") so as construct and create a Senior Multi-Purpose Center; and

WHEREAS, on August 14, 2025 the Board of the Authority authorized the Executive Director to amend a Shared Services Agreement with the City of Pleasantville to include architectural services by William Mclees Architecture in the amount \$242,200; and

WHEREAS, site civil design services are completed and the Authority advertised for construction bids on July 17th, 2026; and

WHEREAS, on August 11th, 2026 the Authority received one (1) bid for \$810,810.00 submitted by Command Company Inc.; and

WHEREAS, Authority staff, having reviewed Command Company Inc. required bid documents and finding all in order, recommends awarding a not-to-exceed contract to Command Company Inc. in the amount of \$810,810.00

NOW, THEREFORE BE IT RESOLVED, the Board of Commissioners of the Atlantic County Improvement Authority hereby authorizes the Executive Director to amend a Shared Services Agreement with the City of Pleasantville to include a not to exceed construction contract with Command Company Inc. in the amount of \$810,810.00 for new total agreement amount of \$2,714,710.00.

NOW, BE IT FURTHER RESOLVED, the Board of Commissioners of the Atlantic County Improvement Authority hereby authorizes the Executive Director to execute a not to exceed construction contract with Command Company Inc. in the amount of \$810,810.00.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: August 13th, 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 13th day of August 2026.

Timothy D. Edmunds, Executive Director

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING AGREEMENTS TO IMPLEMENT HOMEBUYER, HOME
REHABILITATION AND COMMERCIAL FACADE PROGRAMS WITH THE
NORTHEAST NEIGHBORHOOD DEVELOPMENT CORPORATION IN THE CITY
OF SOMERS POINT**

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 Northeast Neighborhood Community Development Corporation (NNCDC) is the newest of five neighborhood Community Development Corporations (CDC's) established in Atlantic County. Each CDC has a NJDCA approved plan, an established board and organizational sponsor with the capacity to support the CDC. The NNCDC has successfully secured NJDCA Neighborhood Revitalization Tax Credits to fund the programs that are the subject of this Agreement; and

WHEREAS, the NNCDC wishes to enter into an agreement to have ACIA manage the NNCDC Homebuyer Program. The NNCDC will provide a grant up to \$20,000 for home purchases in addition to the Authority's financing of up to \$30,000 for home purchase. The NNCDC shall pay the Authority a fee of \$3000 per closing; and

WHEREAS, the NNCDC wishes to enter into an agreement to have ACIA manage the NNCDC Home Rehab Program. The NNCDC will provide a grant up to \$20,000 for home rehabilitations in addition to the Authority's financing of up to \$25,000 if so desired by the homeowner. The NNCDC shall pay the Authority a fee of \$5,000 for each completed rehab; and

WHEREAS, the NNCDC wishes to enter into an agreement to have ACIA manage the NNCDC Commercial Façade Program. The NNCDC will provide a grant up to \$10,000.00 for each façade improvement. The NNCDC shall pay the ACIA \$1,000.00 up to \$10,000.00 plus an additional 4% of any amount over \$10,000 for each façade improvement; and

WHEREAS, The ACIA will provide project management services for NNCDC Programs in the same manner that it oversees with our programs and programs of the other four CDC's. The NNCDC shall be responsible for promoting this program and providing grant funds to ACIA upon completion of each façade project.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Atlantic County Improvement Authority that Agreements be executed between the NNCDC and the ACIA.



Roy M. Foster, Chairman



Edwin Blake, Secretary

ADOPTED: August 13, 2026

ATLANTIC COUNTY IMPROVEMENT AUTHORITY

I, Timothy D. Edmunds, P.E., 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 13th day of August 2026.

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