

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

Roy M. Foster, Chairperson

Edwin G. Blake, Secretary

ADOPTED: September 10, 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 10th day of September 2026.

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

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY
UPDATING SECTION 2.08 OF THE POLICY & PROCEDURES MANUAL**

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 have reviewed the document, modified and revised section 2.08- Family and Medical Leave to be consistent with the New Jersey Family Leave Act, effective July 17, 2026; 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 April 9, 2026, be adopted as revised as an official document of the Authority and as an official statement of its employee policy.



Roy M. Foster, Chairperson



Edwin Blake, Secretary

ADOPTED: September 10, 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 10th day of September 2026.

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

**RESOLUTION AUTHORIZING A CONSTRUCTION AGREEMENT WITH
SHORELAND CONSTRUCTION IN THE AMOUNT OF \$6,880,000 FOR
RENOVATION OF AND ADDITION TO THE MULLICA TOWNSHIP
GOVERNMENT COMPLEX AND TO FURTHER AUTHORIZE A SHARED
SERVICES AGREEMENT WITH MULLICA TOWNSHIP FOR THE AUTHORITY TO
PROVIDE PROJECT MANAGEMENT SERVICES**

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 May 25th, 2022, the Board of Commissioners authorized an amendment to the Professional Services Agreement with William McLees Architecture to complete architectural services from final design through construction administration; and

WHEREAS, on May 24th, 2022, Mullica Township approved a Lease Purchase Agreement and issuance of Lease Revenue Project Notes by the Authority and on August 27th, 2024, the Notes were delivered/closed on; and

WHEREAS, upon completion of the design and bid specifications on July 7th, 2026, the Authority advertised of for bids for the construction of the Mullica Police Station held a pre-bid meeting on July 14th and on September 4th the Authority received bid proposals from four (4) General Contractors as follows:

CONTRACTOR	BASE BID
AC INFINITY CONSTRUCTION	\$7,937,617
WEATHREBY CONSTRUCTION	\$7,615,900
NACOM COMPANIES, INC.	\$7,590,545
SHORELAND CONSTRUCTION	\$6,880,000

Staff reviewed Shoreland Construction's bid documents and finding all in order recommends the award of a construction contract to Shoreland Construction in the amount of \$6,880,000; and

NOW, THEREFORE BE IT RESOLVED that upon the execution of the amendment to the aforesaid Shared Services Agreement the Executive Director is authorized to execute a Construction Contract with Shoreland Construction in the amount of \$6,880,000 and a Shared Services Agreement with Mullica Township for the Authority to Provide Project Management Services in the amount of \$172,000.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: September 10, 2026
ATLANTIC COUNTY IMPROVEMENT AUTHORITY

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

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE EXECUTIVE DIRECTOR AS MANAGING MEMBER OF
ATLANTIC COUNTY NJ AEROSPACE, LLC TO EXECUTE A PROFESSIONAL
SERVICES AGREEMENT WITH NEW VISTAS CORPORATION FOR BUILDING
MANAGEMENT SERVICES AT 600-2 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 second building of the National Aviation Research & Technology Park (the “**Aviation Park Project**”); and

WHEREAS, the Authority has completed construction of a two-story office building having an address of 600-2 Aviation Research Boulevard, Egg Harbor Township, New Jersey; and

WHEREAS, since November of 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 for Property Management Services for Building #3; and

WHEREAS, on July 31, 2026 New Vistas Corporation submitted a proposed Management Agreement between Atlantic County NJ Aerospace, LLC and New Vistas Corporation for Building #2 ; and

WHEREAS, the proposed monthly management fee from New Vistas at 4.75% of Gross Receipts; and

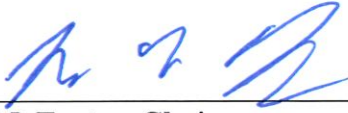
WHEREAS, the other proposed fees include reimbursement of actual out of pocket costs for an On Site Manager not to exceed \$80,000 (to be split between the two buildings, \$32,000 for Building 2 and \$48,000 for Building 3) including benefits and employer expenses; plus a not to exceed amount of \$62.00/hour for maintenance work and skilled work at \$74.00/hour; 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, 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 executed.

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 for Building 2 in accordance with the above referenced fees and

scope of services as proposed for period July 1, 2026 through December 31, 2027, renewing yearly automatically upon written offer of one party to the other prior to termination date of the term.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: September 10, 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 10th day of September 2026.

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

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN AGREEMENT WITH WILLIAM MCLEES ARCHITECTURE FOR TO PROVIDE PROJECT PROFESSIONAL ARCHITECTURAL SERVICES FOR FUTURE TENANT SPACE IN BUILDING 2 AT THE NATIONAL AEROSPACE RESEARCH AND 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 purpose of the Authority is to provide structures or other facilities used or operated by the Authority in connection with, or relative to the development and improvement of, aviation for military or civilian purposes, including research in connection therewith; and

WHEREAS, the Authority is the developer and owner of 600 Aviation Research Boulevard, the first of seven planned buildings at the National Aerospace Research and Technology Park (Park) , and

WHEREAS, the National Aerospace Research and Technology Park Corporation (NARTP) has assigned the site for Building 2 to the Authority and core and shell construction of the building is complete; and

WHEREAS, in effort to better market the building for future tenants Authority staff has determined that providing basic finished office space on half of the first floor would ease a tenants financial burden, often a trigger point when moving in new space; and

WHEREAS, William McLees Architecture (WMA) provided a proposal in the amount of \$51,250 for design of the office; and

WHEREAS, Authority staff has had positive experiences with WMA on multiple projects including our own space in Building #3 and recommends an award to WMA; and

NOW, THEREFORE BE IT RESOLVED, that the Executive Director, is authorized to execute an agreement with William McLees Architecture in the amount of \$81,095.00 for design of future office space in Building 2 at the National Aerospace research and Technology Park.

Roy M. Foster, Chairperson

Edwin G. Blake, Secretary

ADOPTED: September 10, 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 10th day of September 2026.

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

**RESOLUTION OF THE ATLANTIC COUNTY IMPROVEMENT AUTHORITY
APPOINTING NW FINANCIAL TO SERVE AS FINANCIAL ADVISOR**

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, due to the Authority's activities related to supporting both the Public and Private sectors in the Community with their financing needs, and our continuing role in the Economic/Redevelopment Initiative and other activities, it is appropriate and necessary for the Authority to continue to enlist the services of a Financial Advisor to assist in advancing such efforts and the provide the expertise required to ensure that the interests of the Authority are protected; and

WHEREAS, over the past several years NW Financial has demonstrated their ability to analyze the feasibility of project proposals, structure financing packages, provide advice regarding debt issues and potential debt issues of the Authority, provide guidance related to activities undertaken as part of the Economic Development/Redevelopment Initiative and monitor and ensure compliance with our disclosure requirements on the Electronic Municipal Market Access (EMMA) website ; and

WHEREAS, NW Financial proposed fees in accordance with the attached fee schedule that are consistent with their fees charged over the past several years and are reasonable and consistent with industry standards; and

WHEREAS, NW's team continues to demonstrate the experience, knowledge and capacity to analyze the feasibility of project proposals, structure financing packages and provide advice regarding debt issues and potential debt issues of the Authority; 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 NW Financial is hereby re-appointed to serve as the Authority's Financial Advisor through June of 2027 in accordance with the attached Scope of Services and Fee Schedule.



Roy M. Foster, Chairperson



Edwin G. Blake, Secretary

ADOPTED: September 10th, 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 10th day of September 2026.

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