

CUMBERLAND COUNTY IMPROVEMENT AUTHORITY
MINUTES OF REGULAR MEETING
Wednesday, April 22, 2015

Meeting Opening

The meeting was called to order at approximately 4:01 p.m. by Mr. Nedohon. The notice of the meeting was read by Mr. Nedohon.

Roll call of the Board Members of the Improvement Authority was taken. Mr. Olivio-
Present; Mr. Jones-Present; Mr. Velez-Absent; Mr. Nedohon-Present; Mr. Kelly-Absent.

The Pledge of Allegiance was recited.

Freeholders present:

Mr. Joseph Derella, Mrs. Darlene Barber

Approval of Agenda

Mr. Nedohon asked for a motion to approve the agenda. The motion was made by
Mr. Olivio, seconded by Mr. Jones.

Mr. Olivio Yes; Mr. Jones Yes; Mr. Velez Absent; Mr. Nedohon Yes; Mr. Kelly Absent.

The motion was approved by a 3-0 Vote.

Approval of Minutes

Mr. Nedohon asked for a motion to approve the March 25, 2015, Regular Meeting, Public
Session Minutes, Executive Session Meeting Minutes for January 2014, February 2014, March
2014, April 2014 and June 2014 as well as the April 13, 2015 Reorganization Meeting Minutes.
The motion was made by Mr. Olivio, seconded by Mr. Jones.

Mr. Olivio Yes; Mr. Jones Yes; Mr. Velez Absent; Mr. Nedohon Yes; Mr. Kelly Absent.

The motion was approved by a 3-0 Vote.

Executive Director's Report

Building operations are moving along very well. Leases with NJ Treasury have been finalized for 9W and 275. Lease for CWED has been approved by AG's office and will be forwarded for execution shortly. Minor upgrades are being made to building components. We had a pipe burst due to weather in the Susquehanna Bank building. An insurance claim was made and approved for reimbursement this week.

CWED construction is progressing well. Exterior walls are up, brick is being installed. Roof, stairs, interior walls and MEP rough-ins are completed. Sheet rock is being installed as well as the store fronts. Windows should be on site shortly. Site work has started once again. Construction report was forwarded under separate cover.

9 W. Park Avenue is under construction. Underground plumbing and electrical is installed, floor is poured and the exterior walls are going up. Site work is ongoing. All subcontractors are from Vineland except for the plumbing contractor who is from Gloucester County. Our LFB application was delayed, but will be submitted in April.

Phase II of the Technical High School continues to move forward extremely well. Site work is well underway and site utilities and drainage systems are being installed. Footings and foundations are installed and the exterior block walls are being installed. Final punch list work on Phase I is underway. Soccer fields have been turned over to the college for ongoing maintenance. Construction report was forwarded.

LED lighting installation is about 95% complete. All Buildings, both landfill and administrative offices are completed. Remaining installation of exterior poles at the landfill will begin this week. We are going through the punch list items with the engineer and contractor. We were able to utilize less interior lights than anticipated so there will be a credit for those lights.

E-Waste continues to move forward very well. We extended our current contract with our e-waste vendor. The agreement provides for removal of all e-waste, including broken TVs at \$0 cost to the CCIA.

Recycling Agreements were modified so that the terms were consistent for all municipalities. All agreements have been returned except for Millville.

Our Fleet Maintenance volume is picking up. During the first month, the service revenue did not cover all costs of the project. Staff time was covered, but facility costs were not. Our staff continues to do a great job. We have already saved the County thousands of \$ in repairs. We are still seeking to hire one more mechanic, but want to make sure the level of volume has increased to support the costs. Unfortunately, this is somewhat of a balancing act since we have to gear up ahead of the anticipated increase in order to handle effectively.

As you know, we decided that rather than create the impound lot in the MSF building, we will utilize the tire shredding area. This will maximize use of this area since we are no longer using for tire shredding and provide future alternative opportunities for the MSF. The tire shredder was auctioned off through gov.deals and we received \$78,000.

I followed up with the Technical School about integrating their students and curriculum into our vehicle and heavy equipment repairs. They are almost ready to begin discussing implementation and integration at our site.

We have also discussed the utilization of our cleaning bay for county vehicles for a per vehicle fee. This will be done to supplement the overall operation.

We are still working with the County, the City of Bridgeton and the College to develop the Bridgeton Downtown project.

We received approval from DLGS for outsourcing. CEZC will begin providing these services on May 1st. They will be moving into the 3rd floor of our High Street offices.

RFQ for Energy Developer has been noticed and we conducted a pre-bid meeting. We had a very good turnout and expect several good responses.

Rain Cover bids were received and a recommendation is on the agenda for approval. Treatment expansion bids were received on April 15th, and are being reviewed by our engineer and counsel. New cell plans and specifications are being finalized and we are working with DEP to maximize our financing structure.

We continue to work on the Bridgeton Downtown, CWED, Technical School, and MURC Projects.

Resolutions

Mr. Nedohon requested that the Solicitor handle Resolutions on the Agenda.

Mr. Nedohon called for a motion to approve the Resolutions 2015-062 through 2015-086. The motion was made by Mr. Olivio and seconded by Mr. Jones.

Note: Mr. Nedohon abstained from voting on Resolution 2015-068 regarding Leeway Electric.

Mr. Olivio Yes; Mr. Jones Yes; Mr. Velez Absent; Mr. Nedohon Yes; Mr. Kelly Absent.

The motion was approved by a 3-0 Vote.

Treasurer's Report

1. Monthly Year over Year Tonnage:

17,180 tons were brought into the Solid Waste Complex; in-county municipal waste (type 10) increased by 480 tons or 7% as compared to 2014. Total in-county tons increased by 1,773 tons and out-of-county tons received increased by 1,597. This represents a net increase year over year of 3,370 tons or 24%.

2. General Fund:

The General Fund balance is variable based on cash needs for the month which include payments to be reimbursed from various sources of funds for closure projects, landfill equipment, other activities budget, and short-term loans for development activities. There was a net increase in the general fund of \$217,181 for the month with an ending balance of \$11,906,672. To date, monies owed back to the General Fund are not in excess of 1,232,000.

3. Cash and Investments:

Interest earned on the local and trustee accounts for the month amounted to \$3,472 as noted on the schedule of bank account balances.

4. Landfill Operations Summary – Profit and Loss Statement:

Landfill operations generated revenues of \$1,061,729 which included total tipping fees of \$1,015,229 and revenues from other landfill activities of \$46,500. Total revenues of \$1,196,816 less total expenses for the month of \$1,271,946 resulted in a net deficit of (\$75,130).

5. Economic Development Operations Summary – Profit and Loss Statement:

Economic Development operations generated revenues of \$294,714 which included \$121,208 of rental income, Project Management fees of \$101,746, Shared Service revenue of \$30,000 and other income of \$41,760. Total revenues less total expenses of \$165,378 resulted in net excess of \$129,336.

Staff Reports

Staff Reports were included in the Board Packets and most Staff Members were present to answer questions.

Old Business -

No Old Business

New Business –

No New Business

Freeholder Liaison Remarks

Mrs. Darlene Barber: was present at meeting in place of Mr. Doug Long.

Mr. Joe Derella: thanked the Authority for the continued good work that they do. Pleased to see that the Recycling and Fleet Maintenance Programs are doing so well.

Open Public Session

Mr. Nedohon called for a motion to go into Open Session. A motion was made by

Mr. Olivio, seconded by Mr. Jones to go into Open Public Session.

Mr. Olivio Yes; Mr. Jones Yes; Mr. Velez Absent; Mr. Nedohon Yes; Mr. Kelly Absent.

The motion was approved by a 3-0 Vote.

Mr. Dean Hawk: Expressed his concern that the public is not able to provide direct commentary regarding Resolutions prior to approval. Regarding the Minutes from the February Board Meeting, Mr. Hawk expressed his concern that Public Comment was not recorded in a more detailed manner.

Ms. Nancy Ridgeway: Expressed her concerns with the manner in which copies of Resolutions copies are provided to the public. Questioned Resolution 2015-050, does not understand why a second Environmental study needs to be done. Solicitor Gibson explained that Ms. Ridgeway misunderstood the fact that the environmental study that was completed for the charter school project for the zoning board meeting was conducted by the developer and not the CCIA. Ms. Ridgeway wanted to know how many private mechanics would have to close down due to the Authority providing fleet maintenance to the County vehicles. Mr. Velazquez responded “zero”.

Mr. Paul Porreca: Believes the 3 minute comment allowance for the Public is too short and that a second Open Public Session should be provided before Resolutions are approved. Executive Session topics should be placed on the Agenda to make Public aware of what is going to be discussed. Mr. Gibson provided clarification regarding the manner in which notice is being provided and confirmed that the current protocol used by the CCIA is above and beyond what is required under the public meeting statute. Mr. Porreca previously submitted a letter to the Authority which he confirmed was not an OPRA request. He wanted to know if a response would be provided. Solicitor Gibson responded to Mr. Porreca explaining that the Authority responds to OPRA requests made by the Public.

Close Public Session

Mr. Nedohon called for a motion to close Public Session. A motion was made by

Mr. Olivio, seconded by Mr. Jones to close Public Session.

Mr. Olivio Yes; Mr. Jones Yes; Mr. Velez Absent; Mr. Nedohon Yes; Mr. Kelly Absent.

The motion was approved by a 3-0 Vote.

Executive Session

At approximately 4:40 p.m. Mr. Nedohon called for a motion to go into Executive Session. Prior to the resolution, Solicitor Gibson provided proper notice and indicated that discussion during the closed session would include the discussion of contracts pursuant to Resolution #2015-061. Solicitor Gibson read Resolution #2015-061 and noted that no further business was expected after the conclusion of the Executive Session.

The motion was made by Mr. Olivio, seconded by Mr. Jones.

Mr. Olivio Yes; Mr. Jones Yes; Mr. Velez Absent; Mr. Nedohon Yes; Mr. Kelly Absent.

The motion was approved by a 3-0 Vote.

Resume Public Session

A motion was made to come out of Executive Session and resume Public Session at approximately 5:15 p.m. The motion was made by Mr. Olivio, seconded by Jones.

Mr. Olivio Yes; Mr. Jones Yes; Mr. Velez Absent; Mr. Nedohon Yes; Mr. Kelly Absent.

The motion was approved by a 3-0 Vote.

Adjournment

Mr. Nedohon called for a motion to adjourn the meeting. A motion was made by

Mr. Olivio, seconded by Mr. Jones.

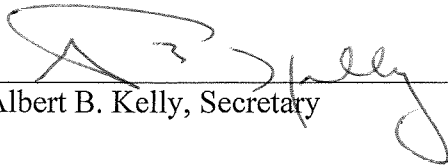
Mr. Olivio Yes; Mr. Jones Yes; Mr. Velez Absent; Mr. Nedohon Yes; Mr. Kelly Absent.

The motion was approved by a 3-0 Vote.



Cumberland County Improvement Authority

I, Albert B. Kelly, Secretary of the Cumberland County Improvement Authority, do hereby certify by my signature indicated below, that the minutes attached hereto are accurate and official minutes of the Cumberland County Improvement Authority Board Meeting held on Wednesday, April 22, 2015.

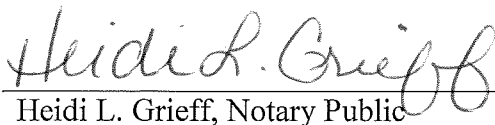


Albert B. Kelly, Secretary

5/4/15

Date

HEIDI L. GRIEFF
NOTARY PUBLIC OF NEW JERSEY
ID # 2440245
My Commission Expires 11/8/2018



Heidi L. Grieff, Notary Public

