

CUMBERLAND COUNTY IMPROVEMENT AUTHORITY
MINUTES OF REGULAR MEETING
WEDNESDAY, AUGUST 26, 2020

This meeting was held telephonically in accordance with the Remote Public Meeting Guidance provided by the Division of Local Government Services and pursuant to N.J.S.A. 10:4-9.1.

Meeting Opening

The meeting was called to order at approximately 4:00 p.m. by Mr. Lopez. The notice of the meeting was read by Mr. Lopez.

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

The Pledge of Allegiance was recited.

Freeholders present: Darlene Barber

Approval of Agenda

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

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

Mr. Olivio Absent; Mr. Jones Yes; Mr. Lopez Yes; Mr. Nedohon Yes; Mr. Kelly Yes
The motion was approved by a 4-0 Vote.

Approval of Minutes

Mr. Lopez asked for a motion to approve the July 2020, Regular Meeting, Public Session Minutes. The motion was made by Mr. Nedohon, seconded by Mr. Kelly.

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

Mr. Olivio Absent; Mr. Jones Yes; Mr. Lopez Yes; Mr. Nedohon Yes; Mr. Kelly Yes
The motion was approved by a 4-0 Vote.

President/C.E.O.'s Report

Prior to Mr. Velazquez's report he indicated that pursuant to IRS Code of 1986, the public session will be considered a public hearing and comments are invited specific to bond resolution for Charter School Financing.

Covid-19

Our Administrative offices remain closed to the public, but fully operational. Landfill and facilities divisions are operating on a regular schedule. We are not accepting cash transactions, but we are fully operational.

Enhanced cleaning and disinfecting continue at all CCIA operated facilities.

County, Municipal Representatives, Directors from USDA, USEDPA, SBA, HUD, NJDOL and NJEDA continue to attend bi-weekly Covid Resource meetings. The meetings provide regular updates regarding programs, deadlines, application status and other economic development related information. We have held several webinars regarding SBA Repayment guidelines, NJEDA PPE Loan program, Small Landlord Grant Program, NJRA Tenant Lease Grant and NJEDA Grant and Loan Programs.

Building Operations:

71 W. Park Ave. is fully leased and operations are moving along as scheduled. CCIA staff is maintaining this facility as well the entire Delsea and Park Avenue Campus. 71 W. Park continues on a 7 day per week schedule.

Monthly disinfecting services at the CWED and 275 N. Delsea Drive facilities continue. We are able to save the County over \$20,000 per month.

There is no change to CWED, DMV, 275 N. Delsea Drive, the College and W. Park Ave. operations. Revenues and expenses continue as budgeted. Regular maintenance, and enhanced cleaning and disinfecting continue.

Commercial Twp. Custodial Shared Service Agreement started on July 1st. We are working with the BOE to provide enhanced cleaning and disinfecting for the new school year.

Economic Development:

Economic Development budget shows a small net decrease for the month. Construction Management fees are increasing and are designed to sustain operations and provide additional revenue to offset the administrative costs associated with the economic development operations/staffing as well as to allow for continued capital investments throughout the county.

We continue to push forward with our 2020-2030 Plan and OZ planning initiatives. The plan will focus primarily on next steps and strategies to redirect, modify and create new employment opportunities related to technology, artificial intelligence, advanced manufacturing, education and medicine (eds and meds), and rail related development.

We are working closely with Omnitrax (the entity that recently acquired the Winchester Western Rail in our region) to market our county and leverage their current customer base. We are working with Omnitrax to develop potential rail expansion to key locations in Cumberland County, including the landfill.

Sludge/Bio-Solids:

Synagro continues to work with DEP and Deerfield to obtain its state and local approvals. Synagro is scheduled to appear before the Township during its September (August postponed due to Covid meeting restrictions) Land Use Board meeting. Meeting will be moved to college to facilitate expected, increased attendance. Once completed, Synagro will be connected to the CCIA micro-grid. If approved, Synagro expects to break ground in late 2020.

Lebanon Rd.:

Deerfield's decision to curtail traffic on Lebanon Rd. will significantly limit development and the potential to generate additional tax ratables/revenue for the Township and its residents. RFPs for solar development on Lebanon Rd. were received and will be evaluated for future determination in September.

Data Center:

The Data Center Developer continues to work with Deerfield, ACE, the BPU and its funding sources to finalize the proposed project. Data Center Developer has created an Urban Renewal Entity which will allow them to finalize a PILOT/Financial Agreement with the Township. When completed, the former school will be an economic contributor to the Township by creating significant jobs and becoming a rateable for Deerfield Township.

Millville:

Our work with an investor interested in redeveloping areas in Millville's Downtown (including 2 N. High Street) is on hold due to the Covid-19 situation.

The 500 Block Redevelopment is scheduled to Close prior to the end of August. Contractor has commenced mobilization and construction should be completed within one year.

We continue working with the City of Millville to develop a more cooperative economic development relationship, via our Redevelopment and Economic Development shared services agreements.

Landfill Operations:

In an effort to mitigate the increased cost of processing single stream material, the CCIA issued an RFP for creating an on-site Mini-MRF. A recommendation to award this bid is on the agenda for Board consideration and approval. This operation is expected to reduce costs and create more predictable processing expenses.

E-Waste collection is back on a regular schedule. We have promoted Nathan Farrell to the position of Household Hazardous Waste/E-Waste Coordinator. Our Hendrick's House partnership is providing staff support to supplement this operation.

Fleet Maintenance volume has significantly decreased as a result of limited vehicle use during Covid. We are seeing a modest increase, but still not near our previous levels. Integrated fleet management and fueling system continue to progress nicely. We have ironed out the technology issues related to the proposed project and the county has initiated construction for the one of its station upgrades.

Millville Curbside services are going along very well. Bridgeton has also agreed enter into a Shared Service agreement with ACUA for its curbside services beginning January 1, 2021. This will further support our CNG station operations.

Truck wash is operating very well. Utilization impacted by Covid, but increasing. Vacuums have been installed to the wash area to allow for more thorough cleaning.

Phase I (landfill, treatment plant and administrative office) of our Energy HUB/Micro Grid Initiative is completed. We are now producing our own energy that supplies the entire landfill site. Going forward, individual projects located on Lebanon Rd. redevelopment area will be connected when completed. We recently discussed an emergency generator strategy and infrastructure that may significantly reduce the cost of installing generators to support Fleet, SWC Administration, CNG and CCIA Administration. We held a meeting with SJI to evaluate the implementation of a methane gas processing facility. This will allow SJI/CCIA and EPP to develop mandated alternative energy strategies that can be used as a state model. This strategy will further develop our Energy HUB strategy.

CNG facility is fully operational. All ACUA and CCIA vehicles are utilizing the station. We have recently seen an increase in private hauler and business utilization at our facility. ACUA has increased its utilization (Millville) and will further increase when Bridgeton becomes operational in Jan. 2021.

Facility modifications to support our CNG repairs and maintenance are complete.

The treatment plant continues to operate more efficiently and effectively than previous operations. Zero gallons of raw leachate have been hauled to Delcora. As a result of more effective and efficient operations, we are now able to better evaluate, maintain and adjust the overall system. We now regulate plant capacity to treat excess water caused by major rain events/recent storms.

The heat exchanger and evaporator were approved by DEP. Heat Exchanger and related piping is installed and is ready to operate. Evaporator installation in ongoing and should be fully operational by November 2020.

We have been diligently working to fill cell 7B. We had a berm breach in cell 9 during the tropical storm. Because of our capacity at the plant, we were able to divert the water from the basin to the treatment plant. Because the berm will continue to breach, we have requested and approved permission from DEP to begin filling cell 9. We will be required to certify cell 9, prior to receiving approval to operate a dual workface for type 10 trash diversion for the initial "soft" lift.

Bird mitigation efforts have proven to be successful. We are seeking an expansion of the existing permit to allow for continued mitigation enhancement.

Tire recycling continues on a regular/weekly basis. We are now hauling tires to the processor to enhance recycling efficiencies and scheduling.

Our commercial convenience center has successfully alleviated traffic and makes the convenience center safer for residents.

Gas expansion in Cell 7 is complete and fully operational. We have experienced significant increase (33%) in gas collection levels. The gas collection expansion was fully implemented by CCIA staff.

Gas header installation, side slope repairs as well as other long-term enhancements will be incorporated into funding (NJEIT) and bidding package. Initial estimates are between \$3.5 - \$5million. Approval, design and bidding process is expected to take 6 months. We hope to begin construction in early 2021. F&P's staffing modification has improved gas operations. CCIA staff is becoming increasingly proficient with gas repairs and upgrades and an internal tracking system is being documented to increase repair and collection efficiencies.

Re-Nature is temporarily closed to our county and municipal partners. As a result of the inconsistency of the availability of this site, the CCIA is evaluating options and feasibility of implementing our class B license. All Municipalities and the County currently process wood waste via Re-Nature Shared Services Agreement. Wood waste is being collected and processed at no cost. The current agreement provides free recycling of wood waste for all municipalities, the county and the CCIA.

Resolutions

Mr. Lopez requested a motion to approve the Resolutions by consent.

Mr. Lopez called for a motion to approve the Resolutions 2020-144 through 2020-159.

The motion was made by Mr. Nedohon and seconded by Mr. Kelly.

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

Mr. Olivio Absent; Mr. Jones Yes; Mr. Lopez Yes; Mr. Nedohon Yes; Mr. Kelly Yes.
The motion was approved by a 4-0 Vote.

Mr. Lopez requested that the Solicitor handle Resolutions on the Agenda. Resolutions were read by Solicitor Gibson.

Mr. Lopez called for a motion to approve the Resolutions 2020-144 through 2020-159. The motion was made by Mr. Nedohon and seconded by Mr. Kelly.

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

Mr. Olivio Absent; Mr. Jones Yes; Mr. Lopez Yes; Mr. Nedohon Yes; Mr. Kelly Yes.
The motion was approved by a 4-0 Vote

Mr. Kelly abstained from Resolution #2020-145.

Treasurer's Report

1. Monthly Year over Year Tonnage:

16,696 tons were brought into the Solid Waste Complex including 8,722 tons of municipal solid waste generated in county. Total tonnage decreased by 391 tons as compared to the prior year.

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 \$581,066 for the month and an ending balance of \$5,443,067. Amounts owed back to the General Fund totaled \$6,942,963.

3. Cash and Investments:

Interest earned on the local and trustee accounts for the month amounted to \$5,890 as noted on the schedule of bank account balances.

4. Landfill Operations Summary – Profit and Loss Statement:

Landfill operations generated revenues of \$1,255,740 which included total tipping fees of \$1,206,848 and revenues from other landfill activities of \$48,892. Total revenues of \$1,258,936 less total expenses for the month of \$1,168,645 resulted in net income of \$90,291.

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

Economic Development operations generated revenues of \$821,051 which included rental and management fees of \$662,195, Fleet Maintenance revenue of \$25,738, fuel income of \$44,683, and other income of \$88,435. Total revenues minus total expenses of \$821,910 resulted in net deficit of \$859.

Old Business –

New Business –

Freeholder Liaison Remarks –

Open Public Comment Session

Mr. Lopez called for a motion to go into Open Public Comment Session. A motion was made by Mr. Nedohon, seconded by Mr. Kelly to go into Open Public Comment Session.

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

Mr. Olivio Absent; Mr. Jones Yes; Mr. Lopez Yes; Mr. Nedohon Yes; Mr. Kelly Yes.
The motion was approved by a 4-0 Vote.

Nancy Ridgeway – Asked for clarification related to the open session/public hearing portion of the meeting. However, she did not have any specific comments regarding the actual bond resolution.

No other members of the public wished to comment at this time.

Close Public Comment Session

Mr. Lopez called for a motion to close Public Comment Session. A motion was made by Mr. Kelly, seconded by Mr. Nedohon to close Public Comment Session.

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

Mr. Olivio Absent; Mr. Jones Yes; Mr. Lopez Yes; Mr. Nedohon Yes; Mr. Kelly Yes.
The motion was approved by a 4-0 Vote.

Executive Session

An Executive Session was not held.

Adjournment

Mr. Lopez called for a motion to adjourn the meeting. A motion was made by Mr. Nedohon, seconded by Mr. Kelly.

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

Mr. Olivio Absent; Mr. Jones Yes; Mr. Lopez Yes; Mr. Nedohon Yes; Mr. Kelly Yes.
The motion was approved by a 4-0 Vote.