

**CUMBERLAND COUNTY IMPROVEMENT AUTHORITY**  
**MINUTES OF REGULAR MEETING**  
**WEDNESDAY, JULY 22, 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 4:03 p.m. by Mr. Olivio. The notice of the meeting was read by Mr. Olivio.

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

**The Pledge of Allegiance was recited.**

Freeholders present: Darlene Barber
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**Approval of Agenda**

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

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

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

**Approval of Minutes**

Mr. Olivio asked for a motion to approve the June 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-Present; Mr. Jones-Present; Mr. Lopez-Absent; Mr. Nedohon-Present; Mr. Kelly-Present.

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

**President/C.E.O.'s Report**

Covid-19

Our Administrative offices remain closed to the public, but fully operational. All of our staff have the capacity to work from home. 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.

We are going to move our weekly calls to a bi-weekly schedule. The County, Municipal Representatives, Directors from USDA, USEDPA, SBA, HUD, NJDOL and NJEDA continue to attend our meetings. The meetings provide regular updates regarding programs, deadlines, application status and other economic development related information. Our weekly calls have been very productive and we have received good feedback and interaction from all stakeholders and funding sources.

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 to accommodate the influx of unemployment claims.

We have also been asked to provide additional disinfecting services at the CWED and 275 N. Delsea Drive facilities. We were able to save the County over \$20,000 for disinfecting services in just one 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 1<sup>st</sup>. We are working with the BOE to provide enhanced cleaning and disinfecting for the new school year.

Economic Development:

Economic Development budget shows a net increase for the month. This is primarily a function of increased construction management revenue and the receipt of a grant for remediation work completed (prior to the sale) for the Bridgeton Downtown project. Construction Management fees are designed to sustain operations and provide in 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 and the film industry. Recommendation on the agenda to select professional services for Website Design, Marketing and Video Production.

The Covid situation has created a new perspective on the social distancing and open space that comes naturally as part of our lives in Cumberland County. Employees and employers are making life decisions that include quality of life and open space that could benefit future interest in our county.

We completed our Economic Impact Analysis (Please see economic development activities)

We are working closely with Omnitrac (the entity that recently acquired the Winchester Western Rail in our region) to market our county and leverage their current customer base. Omnitrac is planning series of marketing events highlighting future development opportunities and initiatives. We are working with Omnitrac 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 the August Planning Board meeting. 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. As a result, the CCIA has issued an RFP for solar development on Lebanon Rd. Bids are due July 30<sup>th</sup>.

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 back on track. We hope to close in August 2020.

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:

The direct cost to the CCIA for processing costs is expected to be in excess of \$900,000 in 2020. This does not include staffing, vehicle/transportation costs and overhead. We are now collecting a commercial and out of county fee for single stream material to help offset these additional costs.

The CCIA issued an RFP for an on-site, single stream, processing operation. Bids are due back on August 3<sup>rd</sup>. This 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. Nathan has been with the CCIA for 5 years (see press release).

Fleet Maintenance operations are back to a normal schedule. Volume has significantly reduced as a result of limited vehicle use during Covid. A new waiting area was implemented to separate customers from administration and work areas. We have made significant progress with County Fleet staff to implement an integrated fleet management and fueling system.

Millville Curbside services are going along very well. Bridgeton is considering a similar ACUA shared service arrangement. We have asked Bridgeton to consider requiring CNG vehicles for curbside pick-up. This will further support our CNG station operations.

Truckwash is operating very well. Utilization is slowly 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 are installing generators to support Fleet, SWC Administration, CNG and CCIA Administration (resolution on agenda to utilize TD equipment financing).

We are working with SJI to evaluate and implement 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 of the station as a result of its expansion into Millville. We received our Federal credit reimbursement for 2019. The same credits have been approved for 2020.

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 are now able to shut down in advance of storm events to ensure that the equipment is not impacted by storm damage and/or electrical outages. Alternatively, we can now run the plant at full capacity to treat excess water caused by major rain events/recent tropical storm.

The evaporator was approved by DEP and installation of equipment and piping is complete. Final commissioning should begin shortly. We expect the evaporator to be operational by the end of the summer.

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. We are working to modify our fill plan for cell 9.

Bird mitigation efforts have proven to be successful.

Tire recycling process has been enhanced and we are moving tires on a 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 well underway. All wells have been installed. CCIA staff has almost completed gas line/piping installation. We initiated gas extraction in early July.

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 already 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.

All Municipalities and the County continue to process wood waste via Re-Nature Shared Services Agreement. Wood waste is being collected and processed at no cost. The agreement provides free recycling of wood waste for all municipalities, the county and the CCIA. This partnership has allowed the CCIA to obtain mulch for landscaping of landfill and other facilities. Re-Nature is temporarily closed to our county and municipal partners. We are evaluating options and feasibility of implementing our class B license.

## **Resolutions**

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

Mr. Olivio called for a motion to approve the Resolutions 2020-119 through 2020-135.

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-Present; Mr. Jones-Present; Mr. Lopez-Present; Mr. Nedohon-Present; Mr. Kelly-Present.

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

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

Mr. Olivio called for a motion to approve the Resolutions 2020-119 through 2020-135. 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-Present; Mr. Jones-Present; Mr. Lopez-Present; Mr. Nedohon-Present; Mr. Kelly-Present.

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

Mr. Lopez joined the meeting at this time due to technical difficulties and abstained from The Resolution vote.

## **Treasurer's Report**

1. Monthly Year over Year Tonnage:  
16,753 tons were brought into the Solid Waste Complex including 8,345 tons of municipal solid waste generated in county. Total tonnage decreased by 141 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 \$256,579 for the month and an ending balance of \$4,862,001. Amounts owed back to the General Fund totaled \$6,747,757.
3. Cash and Investments:  
Interest earned on the local and trustee accounts for the month amounted to \$6,450 as noted on the schedule of bank account balances.
4. Landfill Operations Summary – Profit and Loss Statement:  
Landfill operations generated revenues of \$1,400,857 which included total tipping fees of \$1,354,404 and revenues from other landfill activities of \$46,453. Total revenues of \$1,552,345 less total expenses for the month of \$1,194,287 resulted in net income of \$358,057.
5. Economic Development Operations Summary – Profit and Loss Statement:  
Economic Development operations generated revenues of \$810,553 which included rental and management fees of \$551,000, Grant Revenue of \$185,419, Fleet Maintenance revenue of \$25,868, fuel income of \$41,841, and other income of \$6,425. Total revenues minus total expenses of \$796,040 resulted in net income of \$14,513.

**Old Business** – Synagro approval deemed complete a meeting is being coordinated with Deerfield Township for August 12<sup>th</sup>.

**New Business** – The City of Bridgeton has agreed to having Atlantic County Utilities Authority provide them with trash removal.

**Freeholder Liaison Remarks** – Ms. Barber thanked Mr. Velazquez and the Board for their help with the County's decision to put the County Jail Project on hold.

## **Open Public Comment Session**

Mr. Olivio 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-Present; Mr. Jones-Present; Mr. Lopez-Present; Mr. Nedohon-Present; Mr. Kelly-Present.

Mr. Olivio Yes; Mr. Jones Yes; Mr. Lopez Yes; Mr. Nedohon Yes; Mr. Kelly Yes.  
The motion was approved by a 5-0 Vote.

Nancy Ridgeway – Questioned dates and contract amounts related to Resolutions #2020-134, #2020-138, #2020-139 and #2020-140. After review the Resolution dates and contract amounts were correctly identified in the Resolutions.

Tamara Isajiw – Expressed concern regarding the suspension of Correctional Facility contract. She indicated that her opinion of this was a significant waste of resources and burden on Cumberland County taxpayers.

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

### **Close Public Comment Session**

Mr. Olivio 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-Present; Mr. Jones-Present; Mr. Lopez-Present; Mr. Nedohon-Present; Mr. Kelly-Present.

Mr. Olivio Yes; Mr. Jones Yes; Mr. Lopez Yes; Mr. Nedohon Yes; Mr. Kelly Yes.  
The motion was approved by a 5-0 Vote.

### **Executive Session**

An Executive Session was not held.

### **Adjournment**

Mr. Olivio 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-Present; Mr. Jones-Present; Mr. Lopez-Present; Mr. Nedohon-Present; Mr. Kelly-Present.

Mr. Olivio Yes; Mr. Jones Yes; Mr. Lopez Yes; Mr. Nedohon Yes; Mr. Kelly Yes.  
The motion was approved by a 5-0 Vote.