

CUMBERLAND COUNTY IMPROVEMENT AUTHORITY
MINUTES OF REGULAR MEETING
WEDNESDAY, October 28, 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. 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-Present; Mr. Nedohon-Absent; Mr. Kelly-Absent.

The Pledge of Allegiance was recited.

Freeholders present: Darlene Barber

Approval of Agenda

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

Mr. Olivio Yes; Mr. Jones Yes; Mr. Lopez Yes; Mr. Nedohon Absent; Mr. Kelly Absent
The motion was approved by a 3-0 Vote.

Approval of Minutes

Mr. Olivio asked for a motion to approve the September 2020, Regular Meeting, Public Session Minutes and the September 2020 Executive Session Minutes. The motion was made by Mr. Lopez, seconded by Mr. Jones.

Mr. Olivio Yes; Mr. Jones Yes; Mr. Lopez Yes; Mr. Nedohon Absent; Mr. Kelly Absent
The motion was approved by a 3-0 Vote.

Annual Budget Presentation – Jerry Velazquez provided an overview of the 2021 Budget.

President/C.E.O.'s Report

Covid-19:

Our Administrative offices continue to be fully operational. Public access is being provided for certifications and miscellaneous assistance by appointment. We are also scheduling meetings from time to time as required. Landfill and facilities divisions are operating on a regular schedule.

Enhanced cleaning and disinfecting continue at all Authority operated facilities.

Our bi-weekly Covid Resource meetings have been moved to an as-needed basis. Information has been limited beyond new funding opportunities. I continue to share that with meeting attendee list. The

meetings provide regular updates regarding programs, deadlines, application status and other economic development related information.

Building Operations:

71 W. Park Ave. is fully leased and operations are moving along as scheduled. Authority 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 as well as upon-request, 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 services are progressing well. Authority staff are becoming familiar with the site and staff at the school and administration offices. The school is operating on a hybrid schedule. Students are in session 4 days per week. We are working with the BOE to provide enhanced cleaning and disinfecting throughout the facility.

Economic Development:

Economic Development budget shows an increase 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 are working with 2 neighboring counties to implement construction and redevelopment projects.

Our 2020 – 2030 Plan continues as scheduled. A final draft will be presented to the economic development committee in November. The plan will focus 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.

Working through website redesign, marketing and rebranding of Authority. Rebranding will build upon private sector mentality, efficiencies and ability of the Authority to expedite development, redevelopment, approvals and site location needs in the County. We expect to be ready to launch website, marketing and rebranding in January 2021.

Authority staff continues to work 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 is moving along with project development. TWA was submitted to DEP and they are working with their engineering team to select a contractor. Once completed, Synagro will be connected to the CCIA micro-grid. Synagro expects to break ground in late 2020.

Lebanon Rd. Redevelopment:

A solar redeveloper was selected during our September meeting. We are working with the developer to finalize a lease and begin the marketing, pre-development and approval process. This strategy is being implemented in light of the residents and Township's decision to curtail traffic on Lebanon Rd.

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. The developer is initiating job training and certification program for county residents.

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. In order to avoid continued vacancy and underutilization of this facility, the Authority has offered the City utilization for \$1, plus utilities and operating costs. The 500 Block Redevelopment real estate transaction closed.

The Authority continues 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:

Authority staff continues to work with Mini-MRF Developer to commence operations. The proposed Operating Lease is on the agenda for Board approval. This operation is expected to reduce costs and create more predictable processing expenses.

E-Waste collection is back on a regular schedule. In order to facilitate the development of the recycling processing facility, E-Waste operations have moved to the facilities garage.

The Governor decided to restore Clean Communities and Recycling Grant funding. This is much needed funding for our roadside litter, clean-up and overall recycling initiatives. For instance, our Tire Retrieval Program with the County collected almost 1,100 tires in 6 months, from October 2019 through March 2020.

The Authority's Hendrick's House partnership is working very well, and providing staff support to supplement SWC and Facilities operations.

Fleet Maintenance volume has decreased as a result of limited vehicle use during Covid. We continue with the implementation of revised operational and scheduling protocols to improve efficiencies.

Integrated fleet management and fueling system continue to progress. The county has initiated construction for the one of its station upgrades.

Millville Curbside services are going along very well. Bridgeton's Shared Service will begin on January 1, 2021. This will further support our CNG station operations.

Truckwash is operating very well. Utilization has been impacted by Covid. 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.

Back up generation bids are expected shortly and will be on the agenda for approval during the Authority's October meeting. The SWC is experiencing significant outage and electricity "blips" that are causing equipment failures, damage to pumps, fuses, and electric components. The Authority attempting to gather information from ACE to rectify this issue.

SJI is supporting the Authority's plan to implement a methane gas processing facility. This will allow SJI, the Authority 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 Authority vehicles are utilizing the station. Private hauler utilization as well as ACUA has increased over the past several months.

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 is operational and has already made a significant impact on productivity. Operational levels have increased by 20 gallons per minute on our UF system. Evaporator installation in ongoing and should be fully operational by November 2020.

We have been diligently working to fill cell 7B. The recent storms have delayed recertification of cell 9. We will be required to certify cell 9, prior to receiving approval to operate a dual workforce for type 10 trash diversion for the initial "soft" lift.

We received an NOV from DEP for standing water in cell 9. We have been able to divert AND treat water (over 5 million gallons) from the basin, but rain events after we remove the water have caused

water to reoccur. DEP was not reasonable in its evaluation of the situation. This circumstance requires the installation of temporary treatment equipment. Duration of this equipment on site will be contingent upon the time needed to certify cell 9 for trash. Cell is now being surveyed and we hope to obtain certification by the end of the year.

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

Tire recycling continues on a regular/weekly basis.

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

Deerfield curbside offer was rescinded after our meeting with the Township. Several residents spoke in opposition of providing free curbside pick-up to all residents of the Township.

We will be implementing modifications to Deerfield convenience center scheduling due to continued safety and trash residue issues created by residents visiting the landfill. We have made the Township aware and expect to begin revised schedule and rules on January 1, 2021.

Gas expansion in Cell 7 continues to provide a significant increase (33%) in gas collection levels. The gas collection expansion was fully implemented by CCIA staff. This increase should be further maximized by the implementation of remote meters on the new well heads. This was completed 10/22.

Gas header installation, side slope repairs as well as other long-term enhancements will be incorporated into funding (\$5.9 million/NJEIT) and bidding package. Financing approval, final design and bidding process is expected to take 6 months. We hope to begin construction in March 2021. We will begin LFB Bonding/Approval process in November.

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.

Continued concern...Re-Nature remains 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. Olivio requested a motion to approve the Resolutions by consent.

Mr. Olivio called for a motion to approve the Resolutions 2020-178 through 2020-195.

The motion was made by Mr. Lopez and seconded by Mr. Jones.

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

The motion was approved by a 3-0 Vote.

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

Mr. Olivio called for a motion to approve the Resolutions 2020-178 through 2020-195. The motion was made by Mr. Lopez and seconded by Mr. Jones.

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

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

The motion was approved by a 3-0 Vote

Mr. Lopez abstained from Resolution #2020-191 & #2020-194.

Treasurer's Report

1. Monthly Year over Year Tonnage:
17,345 tons were brought into the Solid Waste Complex including 8,761 tons of municipal solid waste generated in county. Total tonnage increased by 2,231 tons or 15% 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 decrease in the general fund of \$95,874 for the month and an ending balance of \$5,462,533. Amounts owed back to the General Fund totaled \$6,215,635.
3. Cash and Investments:
Interest earned on the local and trustee accounts for the month amounted to \$5,928 as noted on the schedule of bank account balances.
4. Landfill Operations Summary – Profit and Loss Statement:
Landfill operations generated revenues of \$1,633,989 which included total tipping fees of \$1,578,646 and revenues from other landfill activities of \$55,343. Total revenues of \$1,657,934 less total expenses for the month of \$2,070,760 resulted in net deficit of \$412,826. The deficit arose primarily from adjustments to departmental expenses as well as capital costs relative to the microgrid project.
5. Economic Development Operations Summary – Profit and Loss Statement:
Economic Development operations generated revenues of \$711,061 which included rental and management fees of \$570,760, Fleet Maintenance revenue of \$20,135, fuel income of \$42,624, and other income of \$77,542. Total revenues minus total expenses of \$643,651 resulted in net income of \$67,409.

Old Business –

New Business –

Freeholder Liaison Remarks – Ms. Barber thanked Mr. Velazquez for clarifying the issue of bond utilization and duration due to construction of Holding Facility and Jail demolition project. Commented on the State's positive recognition of the County and the Authorities use of Shared Services.

Open Public Comment Session

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

Mr. Olivio Yes; Mr. Jones Yes; Mr. Lopez Yes; Mr. Nedohon Absent; Mr. Kelly Absent.
The motion was approved by a 3-0 Vote.

Tamara Isajiw – Expressed concerns regarding jail project. She also expressed concerns regarding clarity of speakers during meeting.

Nancy Ridgway – Commented on difficulty of hearing presentation during the meeting.

Donna Sooy – Expressed concern regarding clarity of speakers during the meeting.

Close Public Comment Session

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

Mr. Olivio Yes; Mr. Jones Yes; Mr. Lopez Yes; Mr. Nedohon Absent; Mr. Kelly Absent.
The motion was approved by a 3-0 Vote.

Executive Session

At approximately 4:42 p.m. Mr. Olivio called for a motion to go into Executive Session. Prior to the resolution, Solicitor Weinstein provided proper notice and indicated that discussion during the closed session would include the discussion of matters involving the purchase, lease or acquisition of real property with public funds, pending or anticipated litigation where the public body is a party or may become a party. Solicitor Weinstein noted that no further business would be conducted after the conclusion of the Executive Session.

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

Mr. Olivio Yes; Mr. Jones Yes; Mr. Lopez Yes; Mr. Nedohon Absent; Mr. Kelly Absent.
The motion was approved by a 3-0 Vote.

Resume Public Session

Mr. Olivio called for a motion to come out of Executive Session and resume Public Session at approximately 5:07 p.m.

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

Mr. Olivio Yes; Mr. Jones Yes; Mr. Lopez Yes; Mr. Nedohon Absent; Mr. Kelly Absent.
The motion was approved by a 3-0 Vote.

Adjournment

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

Mr. Olivio Yes; Mr. Jones Yes; Mr. Lopez Yes; Mr. Nedohon Absent; Mr. Kelly Absent.
The motion was approved by a 3-0 Vote.