

**CUMBERLAND COUNTY IMPROVEMENT AUTHORITY**  
**MINUTES OF REGULAR MEETING**  
**WEDNESDAY, FEBRUARY 24, 2021**

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-Present; Mr. Kelly-Present.

**The Pledge of Allegiance was recited.**

Commissioners 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. Nedohon, seconded by Mr. Lopez.

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

**Approval of Minutes**

Mr. Olivio asked for a motion to approve the January 2021, Regular Meeting, Public Session Minutes and the January 2021 Executive Session Minutes. The motion was made by Mr. Kelly, seconded by Mr. Lopez.

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

**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. Landfill and facilities divisions are operating on a regular schedule. All visitors must wear a mask while on site. Staff and visitors are implementing required mandates; masks, social distancing, temperature checks, etc. Deerfield convenience center schedule is Monday, Wednesday and Saturday, during regular operating times. Enhanced cleaning and disinfecting continue at all Authority operated facilities.

Our bi-weekly Covid Resource meetings have been reinitiated. We continue to share regular updates regarding funding, programs, deadlines, application status and other economic development related information. PPP has re-opened and banks are accepting funding applications.

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 modified, 7 day per week schedule.

Monthly, and on-call disinfecting services at the CWED and 275 N. Delsea Drive facilities continue. 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.

We have received a request from PODs to modify its current lease to increase its square footage by 20,000 sf under the existing financial terms. This is on the agenda for approval.

Commercial Twp. custodial services are progressing well. The school is now on a modified, in-class schedule. We continue to provide enhanced cleaning and disinfecting throughout the facility.

Economic Development:

Economic Development budget shows an increase for the month. Construction Management fees are progressing 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 Salem and Cape May counties to implement construction and redevelopment projects.

Our 2020 – 2030 Strategic Plan was formally presented to the Economic Development Committee and the County Commissioners. Both entities endorsed the plan. The plan focuses 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.

The Authority's new branding and logo were also presented during these sessions and were endorsed along with the plan.

We expect the updated website to be unveiled in March.

The County received Covid-19 grant funding that will be utilized to implement a county-wide small business funding program. The County has asked the Authority to implement the program on its behalf. Shared service agreement is on the agenda for approval.

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.

We entered into an MOU with US Woman Grocers Association to cooperatively advocate for food related businesses and programming in Cumberland County. The agreement is non-binding and has \$0 financial commitments from either entity.

Sludge/Bio-Solids:

Synagro is moving along with project development. Final approvals and construction start have been delayed as a result of DEP staffing during Covid-19. Once operational, Synagro will be connected to the CCIA micro-grid.

Lebanon Rd. Redevelopment:

The Intersect Energy land lease is on the agenda for approval. Marketing efforts have been initiated and we hope to attract the county, municipalities, utility authorities and schools to purchase low cost energy from the solar project. Pre-development and final approval process will begin shortly. This strategy is being implemented as outlined in the redevelopment plan and to satisfy the residents and Township's decision to curtail traffic on Lebanon Rd.

Data Center:

The Data Center Developer has made significant progress with ACE and continues to work with Deerfield and the BPU to finalize approvals for the proposed project. The former school will be an

economic contributor to the Township by creating significant jobs (50 initial jobs) and becoming a rateable for Deerfield Township. The developer is initiating job training and certification program for county residents.

Millville:

In order to avoid continued vacancy and underutilization of this facility, the Authority continues to work with potential tenants/buyers. We initiated an energy survey and waiting BPU to finalize direct install options for HVAC and other energy upgrades. We have not formally heard back from the City of Millville.

The 500 Block Redevelopment is proceeding under the direction of Completecare.

#### Landfill Operations:

Authority staff continues to work with CES (Mini-MRF Developer), to commence operations. CES has initiated equipment purchase and building renovations. This operation is expected to reduce costs and create more predictable processing expenses. Once operational, the Mini-MRF will become a customer of the micro-grid.

Our current rate for single stream processing is below \$30/ton. This is the lowest it has been for some time. Markets seem to be getting better, but remains volatile and at the mercy of the international brokers and countries.

E-Waste collection has returned to full operations in January. E-Waste operations have moved to the facilities garage to provide required space for the mini-MRF operation.

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

Fleet Maintenance volume has been impacted as a result of Covid. We initiated revised operational and scheduling to properly mitigate potential Covid impacts. Revenue was higher than expenses for second month in a row.

Millville and Bridgeton Curbside services are progressing very well. Our staff is now providing shared services to the City of Bridgeton as well. We are picking up convenience center cans at a reduced cost to the City. We received a very positive note from public works director regarding staff performance. CNG facility is fully operational. All ACUA and Authority vehicles are utilizing the station. Private hauler/ACUA utilization continues to increase. We expect the CNG tax credit to extend through 2021. Truckwash is operating very well. 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 producing our own energy that supplies the entire landfill site. Going forward, individual projects located at the SWC and the Lebanon Rd. redevelopment area will be connected when completed.

The entire SWC and Administrative Campus will be fully integrated into back up generation upon completion of our generator upgrades. Due to Covid, our equipment delivery dates have slipped to April. We are working with EPP to eliminate power surges at the SWC. Several enhancements have already made a difference. We are working to energize reclosure mechanism that connects our micro-grid to main power line.

We have made significant progress in reviewing and evaluating operational specifications for the proposed methane gas to pipeline facility. SJI is supporting the Authority's plan to implement the facility. This will allow SJI, the Authority and EPP to develop mandated alternative energy strategies that can be used as a state model. We are testing our methane gas to determine cleaning protocols and required equipment. This strategy will further develop our Energy HUB strategy.

The treatment plant continues to operate efficiently and effectively.

The heat exchanger is operational and continues to positively productivity. Operational levels have increased by 20 gallons per minute on our UF system.

The Evaporator has initiated commercial operations. Several test runs are underway and full operations are expected by the end of February 2021.

We have been diligently working to stabilize fill plan in cell 7B, while we complete initial lift in Cell 9. We have DEP approval to operate a dual workface and are placing construction debris in cell 7 and type 10 trash for the initial “soft” lift in cell 9.

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

We had a DEP inspection on 2/15 (morning of the rain storm). He pointed out water in the tow between cells 7 and 9, but did not issue an NOV. Obviously, the water pumps were running, but because the rain fell overnight, the water was still visible.

Tire recycling continues on a regular/weekly basis. Once the Mini-MRF is completed, we will be able to utilize the covered tent area for tire storage.

Our commercial convenience center has successfully alleviated traffic and makes the convenience center safer for residents. We are evaluating options for a more permanent pad in this area.

Deerfield convenience center scheduling; Monday, Wednesday, Saturday is now being implemented.

Gas collection is progressing well. Unfortunately, the cold weather negatively impacts output. Phase XI gas collection system was approved. Vendors are finalizing contracts and prepping for commencement of construction. Wells will be drilled privately, but well system will be installed by Authority staff.

Because well drilling will not commence until Mid to late March, staff is going to work on final grading and certification for cell 8.

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 May 2021. Application process is well underway with state NJIB and DEP. Formal bond Ordinance was introduced by the County in February and second reading will take place in early March. Because the County is providing a guarantee, and we are utilizing NJIB funding, we will not be required to attend an LFB meeting. Once we receive NJIB’s approval for plans and specifications, we will be able to finalize the project and issue formal bid documents.

*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. We continue to meet with ACUA to discuss additional shared service partnerships.

## **Resolutions**

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

Mr. Olivio called for a motion to approve the Resolutions 2021-018 through 2021-039.

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

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

The motion was approved by a 5-0 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 2021-018 through 2021-039. The motion was made by Mr. Kelly and seconded by Mr. Lopez.

**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

Mr. Lopez abstained from Resolutions #2021-036.

### **Treasurer's Report**

1. Monthly Year over Year Tonnage:  
15,670 tons were brought into the Solid Waste Complex including 7,264 tons of municipal solid waste generated in county. Total tonnage increased by 309 tons or 2% 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 \$354,348 for the month and an ending balance of \$6,041,433. Amounts owed back to the General Fund totaled \$6,276,272.
3. Cash and Investments:  
Interest earned on the local and trustee accounts for the month amounted to \$1,976 as noted on the schedule of bank account balances.
4. Landfill Operations Summary – Profit and Loss Statement:  
Landfill operations generated revenues of \$1,170,033 which included total tipping fees of \$1,068,216 and revenues from other landfill activities of \$101,817. Total revenues of \$1,209,222 less total expenses for the month of \$1,100,433 resulted in net excess of \$108,789.
5. Economic Development Operations Summary – Profit and Loss Statement:  
Economic Development operations generated revenues of \$698,917 which included rental and management fees of \$525,667, fleet maintenance revenue of \$23,497, fuel income of \$46,055, interest income on loans of \$41,709, and other income of \$61,989. Total revenues minus total expenses of \$546,102 resulted in net income of \$152,815.

### **Old Business –**

### **New Business –**

**Commissioner Liaison Remarks –** Commissioner Barber thanked Authority Staff for presenting 2020-2030 plan and branding strategy. Complimented the effort and involvement of the Economic Development Board & Commission. She also highlighted upcoming County small business grant program to be implemented by the Authority.

### **Open Public Comment Session**

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

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 – Commented that she did not believe that the Authority had properly advertised their 2021 meeting dates to the newspapers. Copies of affidavits of publishing from all three newspapers were mailed to Ms. Ridgeway the morning of February 25, 2021.

### **Close Public Comment Session**

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

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**

At approximately 4:33 p.m. Mr. Olivio 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 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 Gibson noted that no further business would be conducted after the conclusion of the Executive Session.

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

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

### **Resume Public Session**

Mr. Olivio called for a motion to come out of Executive Session and resume Public Session at approximately 4:53 p.m.

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

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

### **Adjournment**

Mr. Olivio called for a motion to adjourn the meeting.

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

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