

CUMBERLAND COUNTY IMPROVEMENT AUTHORITY
MINUTES OF REGULAR MEETING
WEDNESDAY, JANUARY 27, 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 4:05 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-Absent.

The Pledge of Allegiance was recited.

Freeholders present:

Approval of Agenda

Mr. Olivio asked for a motion to approve the agenda. 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 Absent
The motion was approved by a 4-0 Vote.

Approval of Minutes

Mr. Olivio asked for a motion to approve the December 2020, Regular Meeting, Public Session Minutes and the December 2020 Executive Session Minutes. 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 Absent
The motion was approved by a 4-0 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 moved to an as-needed basis. I continue to share regular updates regarding funding, programs, deadlines, application status and other economic development related information. PPP has 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 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.

Commercial Twp. custodial services are progressing well. The school continues on a remote only 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 2 neighboring counties to implement construction and redevelopment projects. We have additional Shared Service Agreements with Salem County on the agenda for approval.

The draft of our 2020 – 2030 Strategic Plan is complete. A January presentation is planned for the County Commissioners. 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 plan also directs the Authority to lead this new direction and implementation charge by improving its social media, marketing, branding and website design. 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 Strategic Plan, website, marketing and rebranding in February 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. The expect to start construction in March and begin commercial operations in September 2022. Once operational, Synagro will be connected to the CCIA micro-grid.

Lebanon Rd. Redevelopment:

We expect to finalize a lease with Intersect Energy during our February meeting. Marketing, 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 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. The PILOT/Financial Agreement with the Township has been fully approved and executed. 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 is evaluating options. We have not heard back from the City of Millville. We are working with BPU to evaluate direct install options for HVAC upgrades.

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.

We negotiated a favorable contract modification with our current processor. The modification is on the January agenda for approval. 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.

E-Waste collection has returned to full operations in January. E-Waste operations have moved to the facilities garage.

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. Jeri, our new office manager is getting acclimated to the position and is doing very well.

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.

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.

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. SJI has created initial specifications for approval of methane gas to the transmission line. 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.

Commercial operations of the Evaporator are expected to commence in February 2021.

We have been diligently working to fill cell 7B. All work required to certify cell 9 is complete. We expect DEP approval any day. Upon DEP approval, we will operate a dual workforce for type 10 trash diversion for the initial "soft" lift.

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

Gas collection is progressing well and the remote monitoring system is starting to positively impact gas collection. Authority staff is becoming increasingly proficient with gas repairs and upgrades. Phase XI gas collection system is on the agenda for approval. Wells will be drilled by outside vendor, but well system will be installed by Authority staff.

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 bonding resolution will be presented to the Board and County in February.

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 2021-001 through 2021-017.

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

Mr. Olivio Yes; Mr. Jones Yes; Mr. Lopez Yes; Mr. Nedohon Yes; Mr. Kelly Absent.
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 2021-001 through 2021-017. The motion was made by Mr. Nedohon 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-Absent.

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

Mr. Lopez abstained from Resolutions #2021-004 and #2021-014.

Treasurer's Report

1. Monthly Year over Year Tonnage:

16,356 tons were brought into the Solid Waste Complex including 8,218 tons of municipal solid waste generated in county. Total tonnage increased by 1,045 tons or 7% as compared to the prior year. Total 2020 solid waste tons amounted to 191,494 tons, which is a decrease of 2,124 tons or 1% as compared to 2019.

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 \$33,539

for the month and an ending balance of \$6,395,781. Amounts owed back to the General Fund totaled \$6,037,748.

3. Cash and Investments:
Interest earned on the local and trustee accounts for the month amounted to \$4,735 as noted on the schedule of bank account balances.
4. Landfill Operations Summary – Profit and Loss Statement:
Landfill operations generated revenues of \$1,356,258 which included total tipping fees of \$1,300,435 and revenues from other landfill activities of \$55,824. Total revenues of \$1,400,230 less total expenses for the month of \$1,487,883 resulted in net deficit of \$87,653.
5. Economic Development Operations Summary – Profit and Loss Statement:
Economic Development operations generated revenues of \$1,205,712 which included rental and management fees of \$1,094,614, Fleet Maintenance revenue of \$15,378, fuel income of \$44,015, and other income of \$51,705. Total revenues minus total expenses of \$1,058,924 resulted in net income of \$146,788.

Old Business –

New Business –

Freeholder Liaison Remarks –

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. Nedohon to go into Open Public Comment Session.

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

Nancy Ridgeway – Asked for clarification on Resolutions #2021-004 and #2021-012.
Complimented the presentation given by the Authority at the Freehold Board Meeting.

Close Public Comment Session

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

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

Executive Session

At approximately 4:40 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. Lopez, seconded by Mr. Nedohon.

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

Resume Public Session

Mr. Olivio called for a motion to come out of Executive Session and resume Public Session at approximately 4:58 p.m.

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

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

Adjournment

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

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

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