

CUMBERLAND COUNTY IMPROVEMENT AUTHORITY
MINUTES OF REGULAR MEETING
Wednesday, February 25, 2015

Meeting Opening

The meeting was called to order at approximately 4:06 p.m. by Mr. Kelly. The notice of the meeting was read by Mr. Kelly.

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

The Pledge of Allegiance was recited.

Freeholders present:

Mr. Joseph Derella

Approval of Agenda

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

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

Approval of Minutes

Mr. Kelly asked for a motion to approve the January 28, 2015, Regular Meeting, Public Session Minutes. The motion was made by Mr. Velez, seconded by Mr. Nedohon.

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

Executive Director's Report

Building operations are moving along very well. We worked with NJ Treasury to refine the leases and have included a resolution to execute leases for 9 W. Park Avenue and the second floor of 275 N. Delsea Drive.

2015 leases with County OET and BOSS are completed and approved. We will modify the OET and NJ Treasury Leases when the CWED building is completed.

CWED construction is progressing well. Exterior walls are up and exterior insulation board is in place. Roof is being completed and interior walls and MEP is being installed. Construction report was forwarded under separate cover.

9 W. Park Avenue was awarded to Fabbri Construction of Vineland. All subcontractors are from Vineland except for the plumbing contractor who is from Gloucester County. We are finalizing our LFB application and will be prepared to submit in March.

Phase II of the Technical High School was awarded and the contractor is already on site. Phase I received substantial completion certificate.

LED lighting installation is about 90% complete. All Buildings, both landfill and administrative offices are completed. Remaining installation is on the exterior of the buildings and exterior poles at the landfill.

E-Waste continues to move forward very well. Recycling Agreements were modified so that the terms were consistent for all municipalities. All agreements have been returned except for Millville. I have reached out to Millville on several occasions, but they have not provided a final response as to what they are going to do.

We initiated the vehicle repairs for the County with the Prosecutors Office. In our first week, we repaired approximately 7 vehicles. Repairs went very well and the Prosecutor's office was very pleased. We decided that rather than create the impound lot in the MSF building, we will utilize the tire shredding area. This will maximize use of this area since we are no longer using for tire shredding and provide future alternative opportunities for the MSF.

The County has agreed to create a shared services agreement with the CCIA for vehicle maintenance for all (approximately 330) road vehicles (no heavy equipment) currently being repaired by 3rd party vendors. Our proposal was accepted and the Shared Services Agreement is on the agenda for approval. We interviewed 7 candidates and hired a mechanic's assistant. We offered the mechanic position to one of the individuals, but they did not accept the offer. We are re-advertising the position and expect to interview more candidates. I have spoken with the Technical School about integrating their students and curriculum into our vehicle and heavy equipment repairs. We have also discussed the utilization of our cleaning bay for county vehicles for a per vehicle fee. This will be done to supplement the overall operation.

A Shared Services Agreement for Real Estate Management with the County has been finalized and is on the agenda for approval. Under the terms of the agreement, the CCIA will acquire the properties from the County for \$1 and resell or lease the properties based upon the best alternatives available. The CCIA will keep 4% of the sale or lease proceeds and be reimbursed for all of its costs under this agreement.

We are still working with the County, the City of Bridgeton and the College to develop the Bridgeton Downtown project.

We received approval from DLGS for outsourcing. RFQ for Energy Developer are being finalized. Rain Cover is out to bid and the New Cell and expansion of the Treatment Plan should be out to bid in early March.

Open Public Session:

Mr. Kelly requested a motion to go into Public Session for comments on resolutions only. A motion was moved by Mr. Velez, seconded by Mr. Nedohon.

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

The motion was approved by a 5-0 Vote.

Mr. Dean Hawk: Questioned Resolution 2015-041, 2015-028 and 2015-036. Clarification was provided by the Executive Director and Solicitor.

Ms. Nancy Ridgeway: Questioned Resolution 2015-039. Clarification was provided by the Executive Director and Solicitor.

Mr. Paul Porecca: Questioned Resolutions 2015-029, 2015-030, 2015-034, 2015-035, 2015-037, and 2015-046.

There were no other members of the public wishing to address the Board at this time.

Closed Public Session

Mr. Kelly requested a motion to close Public Session. A motion was moved by Mr. Velez, seconded by Mr. Olivio.

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

Private Session

At approximately 5:01 p.m. Mr. Kelly called for a motion to go into Private Session for the purposes of discussing personnel, litigation, and contractual matters of the Authority pursuant to Resolution #2015-001. Solicitor Gibson read Resolution #2015-025 and noted that “Other Resolutions May Be Placed on the Agenda as a Result of Private Session Discussions”.

The motion was made by Mr. Velez, seconded by Mr. Olivio.

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

Resume Public Session

A motion was made to come out of Private Session and resume Public Session at approximately 5:35 p.m. The motion was made by Mr. Velez, seconded by Nedohon.

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

Resolutions

Mr. Kelly requested that the Solicitor handle Resolutions on the Agenda.

Mr. Kelly called for a motion to approve the Resolutions 2015-026 through 2015-046 omitting 2015-033 via Consent. The motion was made by Mr. Velez and seconded by Mr. Nedohon.

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

Note: Mr. Nedohon abstained from Resolution 2015-027 and Mr. Kelly abstained from Resolution 2015-046.

Treasurer's Report

Lauren Wurster provided a summary of the report to the Board.

1. Monthly Year over Year Tonnage:

16,370 tons were brought into the Solid Waste Complex for the month. In-county municipal waste (type 10) decreased by 285 tons or -3.85%. Total in-county tons received decreased by 306 tons and out-of-county tons received increased by 3,164. This represents a net increase year over year of 2,858 tons or 21.2%.

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 \$567,200 for the month with an ending balance of \$11,515,624. To date, monies owed back to the General Fund amount to over \$1,400,000.

3. Cash and Investments:

Interest earned on the local and trustee accounts for the month amounted to \$3,535 as noted on the schedule of bank account balances.

4. Landfill Operations Summary – Profit and Loss Statement:

Landfill operations generated revenues of \$845,723 which included total tipping fees of \$808,665 and revenues from other landfill activities of \$37,058. Total revenues of \$919,807 less total expenses for the month of \$646,906 resulted in a net excess of \$272,900.

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

Economic Development operations generated revenues of \$182,648 which included \$121,208 of rental income, Project Management fees of \$50,246, and other income of \$11,194. Total revenues less total expenses of \$112,948 resulted in net excess of \$69,700.

Mr. Kelly called for a motion to approve the Treasurer’s report. The motion was made by Mr. Velez, seconded by Mr. Nedohon.

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

The motion was approved by a 5-0 Vote.

Staff Reports

Staff Reports were included in the Board Packets and most Staff Members were present to answer questions.

Old Business -

No Old Business

New Business

Mr. Velazquez referenced the New Cell Construction at the SWC and wanted to make the public aware that the Authority was able to contribute \$10 million dollars from its own funds to put towards the \$18 million dollars that is needed to fund the project.

Freeholder Liaison Remarks

Mr. Derella addressed the meeting in support of the Board of Directors and the good work they are doing. He wished to make the public aware that the CCIA utilizes a committee process for reviewing information and providing input back to the Executive Director. He reminded everyone that a substantial amount of time is dedicated to discussing matters prior to the Board Meeting; and that there is open communication between Mr. Velazquez and the Board Members.

Open Public Session

Mr. Kelly called for a motion to go into Open Session. A motion was made by

Mr. Velez, seconded by Mr. Nedohon to go into Open Public Session.

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

The motion was approved by a 5-0 Vote.

There were no members of the public wishing to address the Board at this time.

Close Public Session

Mr. Kelly called for a motion to close Public Session. A motion was made by

Mr. Velez, seconded by Mr. Nedohon to close Public Session.

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

The motion was approved by a 5-0 Vote.

Adjournment

Mr. Kelly called for a motion to adjourn the meeting. A motion was made by

Mr. Velez, seconded by Nedohon.

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

The motion was approved by a 5-0 Vote.