

CUMBERLAND COUNTY IMPROVEMENT AUTHORITY
MINUTES OF REGULAR MEETING
Wednesday, December 16, 2015

Meeting Opening

The meeting was called to order at approximately 4:09 p.m. by Mr. Nedohon. The notice of the meeting was read by Mr. Nedohon.

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-Absent.

The Pledge of Allegiance was recited.

Freeholders present: Doug Long & Darlene Barber

Approval of Agenda

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

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

The motion was approved by a 4-0 Vote.

Approval of Minutes

Mr. Nedohon asked for a motion to approve the November 18, 2015, Regular Meeting, Public Session Minutes and the November 18, 2015 Executive Session Minutes. The motion was made by Mr. Velez, seconded by Mr. Jones.

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

The motion was approved by a 3-0 Vote.

Mr. Nedohon asked for a motion to approve the November 25, 2015, Special Meeting, Public Session Minutes and the November 25, 2015 Executive Session Minutes. The motion was made by Mr. Velez, seconded by Mr. Jones.

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

The motion was approved by a 4-0 Vote.

Executive Director's Report

We are now fully operational in our CWED, DMV and 1st Floor of 275 N. Delsea Drive. We are working through the final closeout and operational training for the new facilities. Mobilization, demolition and construction is underway for both the interior and exterior of 275 N. Delsea Drive. We are investigating a cracked heater on the roof top unit. Ryan attended an HVAC controls seminar that will enable us to maximize system operations at all of our facilities. We continue to operate as expected/budgeted.

Mr. Velazquez acknowledged Mayor Stanzone of Deerfield Township's efforts and diligence in coming to a mutually beneficial resolution to the Host Benefit Agreement.

Notification was received from Mayor Moore of Commercial Township regarding the Recycling Tote Agreement. The Township has decided not to move forward with the agreement.

All Leases with NJ Treasury have been finalized and we are prepared to move in upon completion of construction/renovations. We are still working through floor plan layout with Treasury and should have the balance of the 2nd floor of 275 N. Delsea fully designed and leased shortly. We have initiated cost estimates for that scope of work.

Phase II of the Technical High School continues to move forward extremely well. Site work for this phase is completed and will resume in the spring. Steel erection and block installation continues. Exterior brick is being installed. Interior walls and systems are being installed. Interior walls are being painted in some areas. Security measures are going well. No major issues to date. Construction report was forwarded under separate cover.

The Arts and Innovation Center contract has been signed and a pre-construction meeting has been held to layout schedule and construction coordination efforts. All approvals are in place and we are working to close financing with NMTC entity in March. County has approved interim financing.

LED lighting installation is complete. Final documentation for available rebates was completed and forwarded for processing. We will be receiving approximately \$30,000 in rebates.

E-Waste collection continues to progress and logistical issues are being resolved. Pick up and regulated disposal continues at no cost. Our Household Hazardous Waste RFP is still being finalized. This will be for the 2016 HHW events.

Recycling Agreements were modified so that the terms were consistent for all municipalities. All agreements have been returned except for Millville. We will continue to utilize both recycling vendors to maximize efficiencies and pricing. Tonnage continues to increase. Pricing continues to be an issue. We are currently holding pricing at the floor rate that was quoted. No change.

Our Fleet Maintenance operation continues to move along very well. Volume has decreased due to the fact that the most problematic cars have been repaired and the less problematic cars are not being brought in for preventative maintenance.

For every hour worked by our staff, the County saves \$25 per hour. We continue to look at CNG vehicle purchase to support Energy HUB and cost saving objectives. Working with CATS to create CNG vehicle purchase for all new buses. We have scheduled a meeting with all County Department heads to review progress and create goals for 2016.

Impound lot is ready except for the fact that we need to remove tires from staging area. Tires collection has increased substantially as a result of assistance provided to the County Mosquito Commission and Public Works. We collected more than 821 tires as a result of this effort. The tires were collected at NO COST.

We are still working with the County, the City of Bridgeton and the College to develop the Bridgeton Downtown project. We are also working with Bridgeton and Rutgers to expand the current Food Innovation Center. The CCIA hosted visits from approximately 12 businesses from Brazil, Peru, Columbia and Mexico that were interested in locating their operations in Cumberland County. We believe that at least 2 of those businesses will be operational in 2016. This is a great opportunity that can be replicated with other countries.

We had several meetings with Constellation Energy to move the Energy HUB project forward. We have 2 interested energy companies that would like to be part of the energy HUB program.

Rain Cover is completed and is making a big impact on staffing efficiencies, gas collection and leachate operations. Wyndham completed repairs to scour holes and drainage beds.

Treatment expansion construction is well underway. Tank is erected and the piping work is moving forward. There were some issues finalizing pricing with subcontractors, but that has been resolved. We expect completion in January.

Off-site hauling of leachate continues very well. The impacts of this hauling and dewatering is already showing a positive impact on the methane gas operations, the treatment facility and the overall landfill operations. The GPS system that was installed on our large equipment has also made a significant impact to the overall operations on the landfill and associated dirt work for the cover, landfill earthwork and side slopes. The top of the landfill is flat and we have eliminated ponding water and increased our compacting and cover efficiencies. We have approximately 2 more lifts (20-25 feet) remaining on the current cells.

First phase of the cell construction is well underway and moving along quickly. Significant progress has been made with the earthwork. Our application for phase II has been submitted to NJEIT and we received an initial response from their staff regarding initial review and consideration.

As you are aware, I had asked DEP to allow the CCIA to utilize closure funds to repay NJEIT financing, rather than to pay for project implementation up front. I had proposed this for the Treatment Plant upgrade scheduled for 2017. Utilizing this strategy would save us 0.62/ton. Based upon our estimated 175,000 tons per year, the savings would be approximately \$108,000 per year. **DEP denied our request.**

The Class B modification and Energy 3 proposal for gasification will be on the Freeholder Agenda for the last meeting in December. The Class B is a resubmission due to a minor notice error and the gasification is a new hearing.

The meeting with the City of Millville was held. The Mayor and Commissioner Ennis attended along with their solicitor. The meeting was productive and we are working toward a possible resolution of the MOU and PILOT agreements.

Resolutions

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

Mr. Nedohon called for a motion to approve the Resolutions 2015-233 through 2015-281. The motion was made by Mr. Velez and seconded by Mr. Olivio.

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

The motion was approved by a 4-0 Vote.

Mr. Gibson stated that Resolutions #2015-264 and #2015-276 would be tabled until after the Executive Session.

Mr. Nedohon abstained from Resolution #2015-255.

Mr. Olivio abstained from Resolution #2015-269.

Treasurer's Report

1. Monthly Year over Year Tonnage:

14,859 tons were brought into the Solid Waste Complex; in-county municipal waste (type 10) increased by 618 tons or 8.7%. Total in-county tons increased by 1,126 tons and out-of-county tons received decreased by 3,585 due to a prior year special project; this represents a net decrease year over year of 2,459 tons or 14%.

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 \$60,477 for the month. The ending balance of the General Fund is \$8,215,207, with \$5,067,000 owed back to the General Fund.

3. Cash and Investments:

Interest earned on the local and trustee accounts for the month amounted to \$5,662 as noted on the schedule of bank account balances.

4. Landfill Operations Summary – Profit and Loss Statement:

Landfill operations generated revenues of \$1,071,372 which included total tipping fees of \$1,028,426 and revenues from other landfill activities of \$42,946. Total revenues of \$1,090,991 less total expenses for the month of \$678,257 resulted in a net excess of \$412,734.

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

Economic Development operations generated revenues of \$252,394 which included \$138,806 of rental income, project management fees of \$96,701, and other income of \$16,887. Total revenues less total expenses of \$201,318 resulted in net excess of \$51,076.

Old Business –

No Old Business

New Business –

No New Business

Freeholder Liaison Remarks:

Doug Long wished everyone a “Merry Christmas”.

Darlene Barber wished everyone a “Happy Holiday”. Thanked the Board and Authority Staff for hard work and accomplishments. Ms. Barber stated that Cumberland County has the highest County growth rate in southern New Jersey.

Open Public Comment Session

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

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

The motion was approved by a 4-0 Vote.

Ms. Nancy Ridgeway wished everyone a “Happy Holiday”.

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

Mr. Jones thanked Mr. Velazquez for the investment the Authority made in working with the Mosquito Commission to clean up tires. The effort is well worth it.

Mr. Nedohon thanked Mr. Velazquez and Authority Staff for the job well done in 2015.

Mr. Velez also commended Mr. Velazquez’s commitment to the Authority.

Close Public Comment Session

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

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

The motion was approved by a 4-0 Vote.

Executive Session

At approximately 4:42 p.m. Mr. Nedohon 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 and contract negotiation where the public body is a party or may become a party. Solicitor Gibson read Resolution #2015-232 and noted that further business could be conducted after the conclusion of the Executive Session.

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

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

The motion was approved by a 4-0 Vote.

Resume Public Session

Mr. Nedohon called for a motion to come out of Executive Session and resume Public Session at approximately 5:22 p.m. The motion was made by Mr. Velez, seconded by Olivio.

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

The motion was approved by a 4-0 Vote.

Mr. Nedohon called for a motion to remove Resolutions #2015-264 and #2015-276. A motion was made by

Mr. Velez, seconded by Mr. Jones.

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

The motion was approved by a 4-0 Vote.

Adjournment

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

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