

**CUMBERLAND COUNTY IMPROVEMENT AUTHORITY**  
**MINUTES OF REGULAR MEETING**  
**Wednesday, May 25, 2016**

**Meeting Opening**

The meeting was called to order at approximately 4:05 p.m. by Mr. Jones. The notice of the meeting was read 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.

**The Pledge of Allegiance was recited.**

Freeholders present: None present
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**Approval of Agenda**

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

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. Jones asked for a motion to approve the April, 2016, Regular Meeting, Public Session Minutes, April 2016, Executive Session Minutes, May 2016 Special Board Meeting Minutes and May 2016 Special Board Meeting Executive Session Minutes. The motion was made by Mr. Olivio, seconded by Mr. Lopez.

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. Kelly arrived for the meeting at 4:19pm.**

**Executive Director's Report**

Building Operations:

Operations continue to move along very well at CWED, DMV and 1<sup>st</sup> Floor of 275 N. Delsea Drive. Systems balancing, final closeout and operational training for the new facilities are finalized. Final punch list for CWED is ongoing, but only minor issues. Final paving is completed at 275 N. Delsea Drive. Exterior Signs are installed. We hope to get the LED sign working within the next week. Treasury is occupying the second floor space. All rent payments have been made. Final seal coating will be

completed when weather stays above 50 degrees. Demolition in the Phase III area will begin upon Board approval of Change Order. We continue to operate as expected/budgeted. We continue to discuss possible parking options for phase III with the City Engineer and adjacent owner.

All Leases with NJ Treasury have been finalized for phase III. We are preparing bid package for phase III renovations. We are working through parking assignments for all tenants and customers. Now that rents are up to date, operations are back on the black.

Our No Smoking Policy for our facilities has been delayed due to the preparations for closing of the Arts and Innovation Center financing. We will focus our attention to getting that implemented in June. Notice will be given and designated areas will be created.

The Technical High School is moving along very well. We are working with the contractor to finalize current schedule. Security measures are going well. Construction report was forwarded under separate cover.

The Arts and Innovation Center is under construction. Site work is moving forward and footings and block walls are completed and floors are poured. Steel is being erected. Site has taken on whole new look. Our NMTC financing closing took place on May 19<sup>th</sup>. DCA approved and forwarded the initial funding for expense reimbursement to both the CCIA and MURC and CCIA has been fully reimbursed for the loan to Holly City Development Corp.

We experienced some issues with LED lights installed at the SWC. The supplier and manufacturer were on site (3/17) to rectify the issue. We received additional parts from the electrical supplier. Our electrician is coordinating installation along with surge protection specifications. We are waiting for a final determination from the vendor regarding the warranty and amount to be reimbursed.

E-Waste collection issues continues to progress very well. Coordination of Vineland E-Waste is proving to be more difficult than expected due to staffing and facility constraints at the Vineland Public Works complex.

Our next Household Hazardous Waste event will be on June 11<sup>th</sup>.

As you know, Recycling Rebates were paid during the February meeting. We received our Clean Communities Award from the state. Awards were higher than usual.

We continue to work through issues with Millville. Each time I think we are getting closer to resolution, they ask for something different.

We will continue to utilize both recycling vendors to maximize efficiencies and pricing. Tonnage continues to increase. Pricing/Market is turning around and we are once again being paid for our single stream. As you are aware, we no longer hauling residual waste from RE Communities. However, due to the quality of our single stream and the positive change in the market, we were able to work out a contract with RE to process single stream and deliver residual waste to the landfill. We have continue to receive NON-Flow Controlled type 10 trash to offset the loss of residual waste revenue. This waste stream is more conducive to landfill operations as well as gas production.

Our Fleet Maintenance operation continues to move along productively. Unfortunately, productively does not necessarily mean profitable. We are constantly working on volume and break even operations. We seem to be getting back on track, but not to the extent that we would like. Our new staff person has been charged with follow up and marketing efforts with County Department Heads. We are having regular meetings with the staff to track progress.

We are investigating the implementation of a new car/truck wash to be located at the landfill. We believe this will be a great opportunity to continue to share services, provide a new resource to the county as well as our municipalities and the state. We also expect current customers to utilize the car wash. Obviously, we cannot implement unless we can make this a break even operation for the CCIA. We are working with New Road to create an estimated cost for the facility. We are still working on best location for the facility. 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. Constellation Energy is coming to the Landfill to meet with interested haulers regarding the implementation of a CNG facility. In the meantime, and in order to handle our current fleet, we are going to install a slow fill facility. This will hold us over until a new, more robust plan can be implemented.

Impound lot is completed and we continue to receive vehicles from the County. Repairs and camera installation are complete.

The Tire Amnesty program is going well. We met with the County and the County Health Department to discuss tire pick up and removal as well as the impacts of mosquitoes/tires. We now have secured two vendors and tire recycling efforts are back on track.

We had an equipment fire at the landfill on Wednesday, May 18<sup>th</sup>. The fire took place after hours and there were no injuries or damages beyond the equipment. Rosenhayn Fire Department came out and did a great job.

We have a resolution on the agenda for the approval of a loan for the purchase of Rescue vehicle.

Our Bridgeton efforts continue to be redirected to focus on the redevelopment of the Bank Building currently owned by the CCIA and the expansion of the Food Innovation Center. We have initiated a grant application for the FIC. One of the South American companies that came down in September is now beginning to operate her business at the FIC. We also met with a California business that would be interested in locating in this facility. This is a great opportunity that can be replicated with other businesses and countries.

We had several meetings with Constellation Energy to move the Energy HUB project forward. We are working on 4 significant initiatives. 1; the development of a Combined Heat Power Plant on the College Campus that would service both the College and new Technical High School, 2; a solar initiative that would be located at the SWC that would service all the electrical needs of the SWC, 3; the CNG facility and 4; a potential solar array on the former Bridgeton Municipal Solid Waste Complex. We have made significant progress with ACE regarding our grid integration and potential connection through express feeders, rather than the 69kV hook up.

Treatment enhancement project is completed and the system is operational. We are working on operational modifications to tune the system in. We continue to treat 50% of the previously rejected effluent and discharge directly into the basin. UF tubes have been cleaned and we are 100% operational. Rather than purchase additional tubes, we believe we can modify our cleaning and maintenance program to keep the tubes clean and therefore maximize the flow.

Now that the system is operational and the new tank is on line, we can fill tankers directly from the large on site tank much more efficiently than current pumping process. Off-site hauling of leachate continues very well; our water levels have been reduced to the point where the pumps are running dry while water levels are being tested.

The impacts of this hauling and dewatering are positively impacting the overall landfill operations, but is not having the expected impact on our gas production. We are going to have Energy Power Partners visit the site and we are also going to visit other gas operations for insight as to how we can improve our gas production. Removal of one engine would create long term issues as we grow the landfill operations due to the new cells. Our new gas well system is out to bid. Bids will be received on May 26<sup>th</sup>.

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.

First phase of the cell construction will be completed by May 31<sup>st</sup>. Phase II was awarded to Atlantic Lining Company during our special meeting on May 11<sup>th</sup>.

## **Resolutions**

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

Mr. Jones called for a motion to approve the Resolutions 2016-078 through 2016-095. The motion was made by Mr. Olivio and seconded by Mr. Kelly.

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

**Mr. Olivio abstained from Resolution #2016-092.**

### **Treasurer's Report**

1. Monthly Year over Year Tonnage:  
15,409 tons were brought into the Solid Waste Complex; in-county municipal waste (type 10) decreased by 148 tons or 2%. Total in-county tons increased by 321 tons and out-of-county tons received decreased by 3,998 due to the discontinuation of two special projects; this represents a net decrease year over year of 3,677 tons or 19%.
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 \$76,840 for the month and an ending balance of \$10,920,071. Amounts owed back to the General Fund totaled \$2,504,102.
3. Cash and Investments:  
Interest earned on the local and trustee accounts for the month amounted to \$10,494 as noted on the schedule of bank account balances.
4. Landfill Operations Summary – Profit and Loss Statement:  
Landfill operations generated revenues of \$1,021,449 which included total tipping fees of \$995,512 and revenues from other landfill activities of \$25,937. Landfill non-operating income of \$311,571 included grant income of \$143,320, surplus equipment sales of \$152,901 and other income of \$15,350. Total revenues of \$1,342,133 less total expenses for the month of \$791,599 resulted in a net excess of \$550,534.
5. Economic Development Operations Summary – Profit and Loss Statement:  
Economic Development operations generated revenues of \$271,692 which included rental income of \$201,414, Project Management fees of \$50,246, and other income of \$20,032. Total revenues less total expenses of \$208,670 resulted in a net excess of \$63,022.  
Budgeted capital of \$75,563 was expensed for construction costs associated with 275 N Delsea Dr. Phase II project to avoid the accumulation of additional debt.

**Old Business** – Mr. Velazquez explained the reason for two separate Resolutions regarding Change Orders for Ogren Construction. Mr. Velazquez clarified that the Resolution for the Deerfield emergency vehicle was an increase in the Host Benefit Agreement and not a loan.

**New Business** – Mr. Velazquez updated the Board on a recent call from the County's Solicitor regarding the inquiry made to their office by a member of the public as to the reason the Economic Advisory Board Meetings are not open to the public. Mr. Velazquez stated the Advisory Board meets for the sole purpose of giving Jerry Velazquez and Jim Watson feedback regarding Economic Development.

### **Freeholder Liaison Remarks**

No Freeholders present at meeting.

### **Open Public Comment Session**

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

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

Ms. Nancy Ridgeway wanted to know when if it was advertised that there would be a Special Board Meeting in May. Mr. Velazquez confirmed that the Notice was advertised in the newspaper and further explained the topic of the meeting. Ms. Ridgeway wanted to know if the Tire Amnesty Program was being utilized by the public. Mr. Velazquez stated that the program has been very successful.

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

### **Close Public Comment Session**

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

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

### **Executive Session**

At approximately 4:30 p.m. Mr. Jones 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, pending or anticipated litigation or contract negotiation where the public body is a party or may become a party, appointment, termination of employment, conditions of employment, evaluation of performance, promotion or disciplining Solicitor Gibson read Resolution #2016-078 and noted that further business could be conducted after the conclusion of the Executive Session.

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

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

### **Resume Public Session**

Mr. Jones 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. Olivio, seconded by Mr. Lopez.

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

### **Adjournment**

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

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