

CUMBERLAND COUNTY IMPROVEMENT AUTHORITY
MINUTES OF REGULAR MEETING
Wednesday, January 28, 2015

Meeting Opening

The meeting was called to order at approximately 4:03 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.

Freeholder Liaison Mr. Long was also in attendance.

The Pledge of Allegiance was recited.

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 December 17, 2014, 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 Abstained; Mr. Kelly Yes. The motion was approved by a 5-0 Vote.

Presentation:

Presentation given by Pete Jilinski regarding funding for a new Rescue Vehicle for Deerfield Fire and Rescue Squad.

Executive Director's Report

Mr. Velazquez provided his monthly report. The report focused on the various development projects that are currently under construction, as well as the proposed projects for 2015.

Building operations are moving along very well. NJ Treasury has providing proposed leases for 9 W. Park Avenue as well as the second floor of 275 N. Delsea Drive.

2015 leases with County OET and BOSS are completed and approved. The OET leases will remain the same for 2015 and have been approved by the County. After the move to CWED facility, we will have separate leases with NJ Treasury and OET. BOSS lease remains the same for 2015, but then includes 2% annual increases through year 20.

CWED construction is progressing well. Foundation and floors are poured and in place and structural steel is completed, second floor is poured, roof is being installed and the exterior studs are in place. Construction report was forwarded under separate cover.

Our bid package for 9 W. Park Avenue was returned on Friday, January 23rd. See attached bid sheet. Demolition is completed. A resolution approving the submission of a funding application to LFB for 9W Park and 275 N. Delsea Dr.; second floor is on the agenda for approval. The debt service for this application will be provided by NJ Treasury Leases as well as other 275 N.Delsea Dr. tenants.

Technical High School Phase II Bids were received and came in under budget. Phase I is complete. Notice to Proceed should be issued by the Tech School Board before the end of January.

LED lighting installation is underway. Landfill facility is almost complete. 2 N. High Street should be underway prior to the Board meeting.

E-Waste continues to move forward very well. Recycling Agreements have been revised to create standardization based upon dwelling units for each community. Rebates are attached to this report. At this point, Millville has indicated it will NOT sign the new MOU.

We continue to work with the County Prosecutor's Office to finalize terms for parking and vehicle maintenance. 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. We have worked up a proposed hourly rate and incorporated required equipment purchases into our 2015 budget. We hope to have this finalized by February. We are reviewing applications for a Mechanic and a Mechanic's Assistant. 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.

A Shared Services Agreement for Facilities Management with the County is being finalized. The agreement would designate the CCIA as the Real Estate Manager of approximately 5 County owned properties.

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.

There were no 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 4:30 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 Weinstein read Resolution #2015-001 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 5:29 p.m. 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.

Resolutions

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

Solicitor Weinstein read Resolutions 2015-002 through 2015-018. At this time Solicitor Weinstein added two Resolutions 2015-0023 and 2015-024 for approval. The motion was made by Mr. Nedohon and seconded by Mr. Velez.

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

The motion was approved by a 5-0 Vote.

Please note that Mr. Nedohon abstained from voting on Resolution 2015-013 and Mr. Kelly abstained from voting on Resolution 2015-014.

Mr. Kelly called for a motion to approve Resolution 2015-019 through 2015-022 regarding Finance matters. 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 Yes

The motion was approved by a 5-0 Vote.

Treasurer's Report

1. Monthly Year over Year Tonnage:
18,717 tons were brought into the Solid Waste Complex for the month, with one more operating day as compared to December 2013. In-county municipal waste (type 10) increased by 232 tons or 2.9%. Total in-county tons received increased by 979 and out-of-county tons received increased by 2,630. This represents a net increase of 3,609 tons or 23.9%.
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 \$84,977 for the month with an ending balance of \$10,948,424. To date, monies owed back to the General Fund amount to over \$1,300,000.
3. Cash and Investments:
Interest earned on the local and trustee accounts for the month amounted to \$3,669 as noted on the schedule of bank account balances.
4. Landfill Operations Summary – Profit and Loss Statement:
Landfill operations generated revenues of \$1,093,438 which included total tipping fees of \$1,044,350 and revenues from other landfill activities of \$43,088. Total revenues of \$1,101,065 less total expenses for the month of \$901,056 resulted in a net excess of \$200,009.
5. Economic Development Operations Summary – Profit and Loss Statement:
Economic Development operations generated revenues of \$23,314 which included \$14,000 of Project Management fees, and other income of \$9,314. Total revenues less total expenses of \$138,020 resulted in net deficit of (\$114,706). This was attributed to accounting adjustments required at year end.

Staff Reports

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

Old Business

There was no old business discussed at this time.

New Business

There was no new business discussed at this time.

Freeholder Liaison Remarks

There were no Freeholder remarks at this time.

Open Public Session

Mr. Kelly called for a motion to go into Open Session. A motion was made by Mr. Velez, and seconded by Mr. Olivio 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.

Ms. Nancy Ridgeway addressed the Board and thanked them for taking the time to listen to Deerfield Fire and Rescue presentation and hoped they would consider funding for all municipalities that are not able to afford a rescue vehicle. Ms. Ridgeway also questioned the Bridgeton Charter School and asked if a decision had been made between leasing and buying. Mr. Velazquez informed her that no decision has been made at this time.

Mr. Hawk questioned a change order that was approved during the October 2014 Board Meeting regarding the CWED facility. His question was answered by Mr. Velazquez. Mr. Hawk also asked if the CCIA Engineering Committee Meetings were open to the public. Solicitor Weinstein indicated that the meetings were not open, but because only two members were present, no formal action could be taken during the meeting. Mr. Velazquez further clarified that

committee meetings were held throughout the month to allow the Board Members to review issues and initiatives to gain clarity in preparation for the formal Board meeting.

There were no other 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 Olivio 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 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.