



CUMBERLAND COUNTY IMPROVEMENT AUTHORITY AUGUST BOARD MEETING MINUTES

Wednesday, August 28, 2013 @ 4:00 p.m.
2 N. High Street, Millville, N.J. 08332

MEETING OPENING

The meeting convened at approximately 4:00 p.m. with Chairman, Albert B. Kelly presiding.

The meeting notice, roll call, and the Pledge of Allegiance were performed during the public session.

The Executive Director noted that the following people were present:

Board Members:

Albert B. Kelly, Chairman
Robert P. Nedohon, Jr., Vice Chairman
Jose B. Velez, Secretary
Dale K. Jones, Treasurer

Staff Members and others in attendance:

Gerard Velazquez, III, Executive Director
Craig Truitt, Facility Manager
Mary Triboletti, CPA, Accounting Manager / Supervisor
James B. Rocco, Assistant Engineer
Steven B. Clarke, Chief Enforcement Officer
Jack Surrency, Community Development / Economic Development Liaison
George R. Saponaro, Esquire, Saponaro & Sitzler
David A. Weinstein, Esquire, Archer & Greiner, P.C.
Joseph J. Derella, Jr., Freeholder Liaison
Carol Musso, Freeholder Liaison
Nancy Ridgway, Cumberland County Resident

APPROVAL OF AGENDA

**MOTION – MADE/Mr. Velez – SECONDED/Mr. Nedohon
Approved by a 4 – 0 vote as Mr. Olivio was absent**

APPROVAL OF MINUTES

July 17, 2013 – Regular Meeting

**MOTION – MADE/Mr. Velez – SECONDED/Mr. Nedohon
Approved by a 4 – 0 vote as Mr. Olivio was absent**

EXECUTIVE DIRECTOR'S REPORT

Mr. Velazquez updated the Board in detail on the various aspects of our development and redevelopment efforts (CWED, Bridgeton Downtown, the Technical School, the MURC, and Bridgeton City Hall). He also updated the Board on the budget, finance, personnel, our energy initiatives, CCIA operations, and several other miscellaneous items (SWAC / Pure Earth, arbitration hearing with the State regarding Barbara Kulig's frivolous OPRA requests, and Salem County's decision to move to Waste Flow. He also noted Deerfield Township's request for funding for their stage and said that they needed the work done by October and asked for the Board's approval, if possible, to move that project along. His report was included in the Board Packets (previously mailed out) and is also attached hereto for your reference.

Mr. Velazquez also mentioned that David Weinstein of Archer & Greiner is here to walk us through the time frame for the project bonding and finance.

DAVID A. WEINSTEIN, ESQUIRE, ARCHER & GREINER, P.C.

Mr. Weinstein: I've been working with Jerry over the past six to eight (6 – 8) weeks on these various projects and based on the timing that we're looking at now and based on some changes from the overall projects, as you know many of these projects have been financed together, from my discussions with Bond Counsel, the current proposal for the CWED Project is to have the bid packages put together and out on the street next week. That's the current schedule, to have them out next week. We would have them on the street, after my discussions today with the architects and the engineers for approximately 45 days and receive the bids for those projects in mid-October. Due to the delay in the bond financing and the fact that they need to go back to the Local Finance Board because there has to be an amendment to the overall project descriptions now which Local Finance Board needs to approve, we would not be able to award the contract until mid-November. It's really just a function of there won't be the funding available yet to pay the contract if we don't wait until the bond financing is completed. So we would be looking at a mid-November award of the contract and a commencement of construction of the CWED Building or at least proceed to have them start effective approximately December 01, 2013. We spoke with the engineers earlier today. They gave us the indication that, that should not have an impact on the schedule that they felt comfortable that should not have an adverse effect on the anticipated pricing for the project. So we feel comfortable that that schedule going in will allow time to get the project completed. They are working on the overall construction schedule right now. That's what they were doing this afternoon when I left to come down here so I don't know the

exact construction schedule but they were trying to be as aggressive as possible without having an impact on the pricing for the project. The more aggressive you are in the time frame for the construction the contractors will charge you more because there's an aggressive time frame and there's a lot of recovery that will be involved their ability to get it done so if you try to get a project done that may be recommended for 12 – 14 months, and you try to get it done in 10 months, it just may cost you more in the bidding. It's really a cost-benefit analysis in trying to get it done. So we're trying to get the most aggressive schedule put together that your professionals feel will be at the best price at this point.

Mr. Velazquez noted that we would talk later with the Freeholder Director about the overall strategy, all of the projects that we're talking about will take on the same time frame so money will be available to award at the end of November or mid-November and whatever we do with respect to the additional projects beyond the CWED will be in the same time frame.

The BOSS Project...the monies will come out at the same time for that.

Mr. Velazquez noted that we were obviously going to hear from the Freeholder Director about what exactly is going to happen but at this point in time, money will be available mid-November.

Mr. Weinstein continued that the overall schedule was being completed right now by the Financial Advisor. They are in the process right now of putting together both the financing schedule and an overlaid construction schedule so that you can see one straight schedule with everything on it to make it easier for you to understand exactly what needs to be done and the time frame for when meetings might need to be held if there's a need for a Special Meeting in order to try to keep the schedule going or if we can hit your meeting dates. It really just depends upon when your meeting dates are and when we're trying to get this project in the ground.

Mr. Weinstein asked if there were any questions.

Mr. Velez asked if he (Mr. Weinstein) was involved in the Vo-Tech and if so what was happening with that.

Mr. Weinstein replied yes and said that right now we're in the process of working with the College...trying to get the College portion of that completed, get the Ground Lease with the College put together. That document is near final. The negotiations are almost complete. I believe the College was going to discuss that last night at their meeting. I did not speak to their counsel as to the outcome of their meeting, as of yet, but they were in the process of discussing. As far as the acquisition of the additional lands that are going to be required for that project, that's being handled by someone else at my firm at the moment. I am aware that there have been discussions with the land-owner, trying to find different ways of obtaining that property but at this point, I don't think any exact decision has been made unless there's something new.

Mr. Velazquez: There's the County's property, there's a WAWA parcel, and there's another piece of property that's owned by a private developer. We have to have an agreement between the Improvement Authority and the College and then we have to have an agreement between the Improvement Authority and those other two (2) entities. Hopefully, the WAWA

property will be given to us at a very nominal fee. It's a small triangle that was missed whenever they sub-divided the old WAWA property when they considered Route 55. We are negotiating with a private developer that owns the adjacent property. The funding application is going to be submitted in September. The application is complete. The application can't be submitted until we have site control. So, that's what we're waiting for.

Mr. Velez: So there's no commitment from the funding source that we're going to get this money.

Mr. Velazquez: Correct. Now again, keep in mind this is similar to what we're doing with respect to the BOSS and CWED. The County is responsible and committed to reimbursing us for our costs and actually the Vo-Tech is also reimbursing us for our costs associated with the planning and the engineering that's being done to date.

Mr. Velez: But the bulk of the funding is expected to come from the State.

Mr. Velazquez: Oh yes. Basically, it's a bond and then the State pays 71% of the debt service.

Mr. Velez: And there's no commitment from the State as of yet.

Mr. Velazquez: No.

Chairman Kelly asked if there were any other questions.

RESOLUTIONS

At this time, our Solicitor, George Saponaro asked for a motion to proceed by way of a consent agenda for Resolutions #2013-094 through Resolution #2013-101 and also noted that we needed to add two (2) additional resolutions. Resolution #2013-102 - Approval of Issuing Checks for Payments toward Development Projects per the Shared Services Agreements from the Development Accounts; we need to add this resolution to the agenda each month, moving forward, because the Development Fees come out of a separate account and then #2013-103 would be the Host Community Loan as discussed.

After some discussion among the Board, it was agreed that they would vote on each resolution individually.

RESOLUTION #2013-094 Awarding Contract to Atlantic Lining Company, Inc. for the Construction of Phase VI of the Landfill Gas Collection System Expansion at the Cumberland County Solid Waste Complex

**MOTION – MADE/Mr. Velez – SECONDED/Mr. Nedohon
Approved by a 4 – 0 vote as Mr. Olivio was absent**

WHEREAS, on August 06, 2013, this Board duly received and opened five (5) bids for the Construction of Phase VI of the Landfill Gas Collection System Expansion at the Cumberland County Solid Waste Complex; and

WHEREAS, the five (5) bids received were as follows:

BIDDER	TOTAL PRICE BID
Atlantic Lining Company, Inc.	\$421,660.00
Barbella Construction Services, L.L.C.	\$431,000.00
C. Abbonizio Contractors, Inc.	\$495,945.00
GE Mechanical, Inc.	\$727,522.00
Montana Construction	\$761,111.00

WHEREAS, the bid submitted by Atlantic Lining Company, Inc., 2206 Saylor's Pond Road, Jobstown, New Jersey 08041, was determined to be the lowest responsible bid meeting the requirements of the specifications.

NOW THEREFORE, BE IT RESOLVED BY THE CUMBERLAND COUNTY IMPROVEMENT AUTHORITY, as follows:

1. That a contract be hereby awarded to Atlantic Lining Company, Inc., in accordance with the specifications and the bid of the contractor.
2. That the Chairman of this Authority is hereby authorized and directed to execute the contract hereby awarded.
3. That the said contract shall be charged to Line Item Appropriation or Account Number 3-02-C1-320-801.

Passed and adopted at a meeting of the Cumberland County Improvement Authority held at its offices located at 2 N. High Street, Millville, New Jersey, on Wednesday, August 28, 2013 at 4:00 p.m. prevailing time.

RESOLUTION #2013-095 Awarding Contract to Atlantic Lining Company, Inc. for the Installation of Temporary Geosynthetic Rain Cover at the Cumberland County Solid Waste Complex

**MOTION – MADE/Mr. Velez – SECONDED/Mr. Nedohon
Approved by a 4 – 0 vote as Mr. Olivio was absent**

WHEREAS, on August 06, 2013, this Board duly received and opened bids for the Installation of Temporary Geosynthetic Rain Cover at the Cumberland County Solid Waste Complex; and

WHEREAS, bids were received as follows:

Bidder	Base Bid	Bid Alternate #1	Bid Alternate #2	Total Bid Amount
Atlantic Lining Company, Inc.	\$1,323,000.00 (\$1,322,000.00) Math Error	\$102,000.00	\$154,000.00	\$1,579,000.00 (\$1,578,000.00) Actual Bid Amount
Barbella Construction Services, L.L.C.	\$1,549,00.00	\$31,000.00	\$266,000.00	\$1,846,00.00
Kyle Conti Construction, L.L.C.	\$2,648,470.00	\$278,960.00	\$390,000.00	\$3,317,430.00

WHEREAS, Atlantic Lining Company, Inc., 2206 Saylor's Pond Road, Jobstown, New Jersey 08041 was determined to be the lowest responsible bidder responding to the specification.

NOW THEREFORE, BE IT RESOLVED BY THE CUMBERLAND COUNTY IMPROVEMENT AUTHORITY, as follows:

1. That a contract be hereby awarded to Atlantic Lining Company, Inc., in accordance with the specifications and the bid of the contractor.
2. That the Chairman of this Authority and the same is hereby authorized and directed to execute the contract hereby awarded.
3. That the said contract shall be charged to Line Item Appropriation or Account No. 3-02-C1-320-801.

Passed and adopted at a meeting of the Cumberland County Improvement Authority held at its offices located at 2 N. High Street, Millville, New Jersey, on Wednesday, August 28, 2013, at 4:00 p.m. prevailing time.

DISCUSSION ON RESOLUTION #2013-096:

Prior to the vote on this resolution, Mr. Nedohon asked for further information and discussion. After a lengthy discussion, Mr. Nedohon made a motion that this resolution be tabled for further discussion, information, and documentation.

RESOLUTION #2013-096 Motion to Table Authorizing a Contract with Adams, Rehmann & Heggan for Professional Engineering Services Pertaining to Land Survey, Geotechnical Studies, Traffic Assessment, Site and Utility Design, Survey and Title Confirmation / Meets and Bounds for the new Cumberland County Vo-Tech

**MOTION – MADE/Mr. Nedohon – SECONDED/Mr. Velez
Approved by a 3 – 0 vote as Mr. Kelly voted no and Mr. Olivio was absent**

WHEREAS, the Cumberland County Improvement Authority has entered into a Shared Services Agreement with the County of Cumberland for the purposes of development of real estate and improvements to real estate; and

WHEREAS, pursuant to the scope of understanding between the CCIA and the County of Cumberland that the parties work cooperatively for the utilization of resources including purchase, acquisition, lease, utilization of each other's resources, and other cooperative efforts for the purpose of the development and improvements to real estate; and

WHEREAS, the engineering firm, Adams, Rehmann & Heggan has previously submitted responses to Requests for Qualifications to the County of Cumberland for professional engineering services; and

WHEREAS, work to be performed includes **LAND SURVEY, GEOTECHNICAL STUDIES, TRAFFIC ASSESSMENT, SITE AND UTILITY DESIGN, SURVEY AND TITLE CONFIRMATION / MEETS AND BOUNDS** for the new Cumberland County Vo-Tech; and

WHEREAS, pursuant to the Shared Services Agreement between the County of Cumberland and the CCIA the parties are permitted, and the Improvement Authority is specifically permitted, to utilize all resources including those involved in the Request for Proposals, public bidding procedures, financial, engineering, and other technical resources to the parties' mutual interest; and

NOW THEREFORE, BE IT RESOLVED BY THE CUMBERLAND COUNTY IMPROVEMENT AUTHORITY, as follows:

1. That a contract be awarded to Adams, Rehmann & Heggan in an amount not to exceed \$514,520 for **LAND SURVEY, GEOTECHNICAL STUDIES, TRAFFIC ASSESSMENT, SITE AND UTILITY DESIGN, SURVEY AND TITLE CONFIRMATION / MEETS AND BOUNDS** for the new Cumberland County Vo-Tech.

Passed and adopted at a meeting of the Cumberland County Improvement Authority held at its offices located at 2 N. High Street, Millville, New Jersey on Wednesday, August 28, 2013 at 4:00 p.m. prevailing time.

RESOLUTION #2013-097 Resolution Amending the Contract with Archer & Greiner, P.C. for Conflict Attorney & Special Legal Services

**MOTION – MADE/Mr. Velez – SECONDED/Mr. Nedohon
Approved by a 4 – 0 vote as Mr. Olivio was absent**

WHEREAS, Archer & Greiner, P.C. and the Authority entered into an Agreement dated January 01, 2013, for professional legal services; and

WHEREAS, Archer & Greiner, P.C. has spent additional time performing legal services related to the redevelopment projects currently underway, and not initially anticipated at the signing of this contract; and

WHEREAS, the need has arisen to amend the Agreement; and

WHEREAS, Archer & Greiner and this Authority, through their designated representatives, have negotiated the increase of said contract not to exceed \$175,000.00.

NOW THEREFORE, BE IT RESOLVED BY THE CUMBERLAND COUNTY IMPROVEMENT AUTHORITY, as follows:

1. The Chairman of this Authority is hereby authorized and directed to execute the Amendment to the Contract filed with the Secretary and with Archer & Greiner, P.C.
2. That the said contract shall be charged to Development Line Item Appropriations that will be reimbursed by the County through project bond financing.

Passed and adopted at a meeting of the Cumberland County Improvement Authority held at its offices located at 2 N. High Street, Millville, New Jersey on Wednesday, August 28, 2013 at 4:00 p.m. prevailing time.

RESOLUTION #2013-098 Resolution Amending the Contract for Extraordinary, Unspecifiable Services Pursuant to the Fair and Open Process to Triad Associates for Project Development, Project Financing, and Project Implementation.

**MOTION – MADE/Mr. Velez – SECONDED/Mr. Nedohon
Approved by a 4 – 0 vote as Mr. Olivio was absent**

WHEREAS, Triad Associates and the Authority entered into an Agreement dated January 01, 2013, for Project Development, Project Financing, and Project Implementation; and

WHEREAS, Triad Associates has spent additional time performing redevelopment financing, public / private feasibility analysis, preparation of a WRAP and associated relocation services related to the redevelopment projects currently underway, and not initially anticipated at the signing of this contract; and

WHEREAS, the need has arisen to amend the Agreement; and

WHEREAS, Triad Associates and this Authority, through their designated representatives have negotiated the increase of said contract not to exceed \$7,500.00.

NOW THEREFORE, BE IT RESOLVED BY THE CUMBERLAND COUNTY IMPROVEMENT AUTHORITY, as follows:

1. The Chairman of this Authority is hereby authorized and directed to execute the Amendment to the Contract filed with the Secretary and with Triad Associates.
2. That said contract shall be charged to Development Line Item Appropriations that will be reimbursed through project bond financing previously approved by the Local Finance Board.

Passed and adopted at a meeting of the Cumberland County Improvement Authority held at its offices located at 2 N. High Street, Millville, New Jersey on Wednesday, August 28, 2013 at 4:00 p.m. prevailing time.

DISCUSSION ON RESOLUTION #2013-099:

Prior to the vote on this resolution, Mr. Nedohon made a motion that this resolution be tabled for further discussion, information, and documentation. Chairman Kelly asked that if Mr. Nedohon or any other Board Members have questions on any resolutions in their packets, that they reach out to the Executive Director prior to the meeting in order to resolve any issues or provide any additional information and / or documentation.

RESOLUTION #2013-099 Motion to Table Authorizing J.W. Pedersen Architects for Architectural Work Associated with the Bridgeton City Hall Project

**MOTION – MADE/Mr. Nedohon – SECONDED/Mr. Velez
Approved by a 3 – 0 vote as Mr. Kelly voted no and Mr. Olivio was absent**

WHEREAS, the Cumberland County Improvement Authority has entered into a Shared Services Agreement with the County of Cumberland for the purposes of development of real estate and improvements to real estate; and

WHEREAS, pursuant to the scope of understanding between the CCIA and the County of Cumberland that the parties work cooperatively for the utilization of resources including purchase, acquisition, lease, utilization of each other's resources, and other cooperative efforts for the purpose of the development and improvements to real estate; and

WHEREAS, the Architectural firm J.W. Pedersen Architects, has previously responded to Requests for Proposals from the County of Cumberland for the Bridgeton City Hall Project; and

WHEREAS, the Bridgeton City Hall Project is consistent with the economic initiatives and benefits outlined in the CCIA's Shared Services Agreement with the County; and

WHEREAS, schematic and design development (initial investigation, as-built drawings, and preliminary scope of work), construction documents, bidding, and construction administration and corresponding budget for renovations to the facility is necessary to move this project forward; and

WHEREAS, pursuant to the Shared Services Agreement between the County of Cumberland and the CCIA, the parties are permitted, and the Improvement Authority is specifically permitted, to utilize all resources including those involved in the Request for Proposals, public bidding procedures, financial, engineering, and other technical resources to the parties' mutual interest; and

WHEREAS, the Authority has been awarded a \$1,000,000 loan by the Cumberland Empowerment Zone for the purpose of professional fees and property acquisition in relation to its economic development goals, and by virtue of the acceptance of this loan, the CCIA has the necessary funds available for this contract.

NOW THEREFORE, BE IT RESOLVED BY THE CUMBERLAND COUNTY IMPROVEMENT AUTHORITY, as follows:

1. That a contract be awarded to J.W. Pedersen Architects for the remainder of Phase I and the completion of the Project in an amount not to exceed \$135,000.00 for the Bridgeton City Hall Project.

Passed and adopted at a meeting of the Cumberland County Improvement Authority held at its offices located at 2 N. High Street, Millville, New Jersey on Wednesday, August 28, 2013, at 4:00 p.m. prevailing time.

PAYMENT OF BILLS

RESOLUTION #2013-100 Approval of Issuing Checks for Payments as Submitted for the Month

**MOTION – MADE/Mr. Velez – SECONDED/Mr. Nedohon
Approved by a 4 – 0 vote as Mr. Olivio was absent**

RESOLVED, by the Members of the Cumberland County Improvement Authority, that the bills presented at this meeting, per the detailed list attached, amount to \$785,518.18 and the same are hereby approved and passed by this Board of the Cumberland County Improvement Authority be and is hereby authorized and directed to issue Authority checks in payment of same.

RESOLUTION #2013-101 Recognizing Payments for Purchases Made Under State Contract

**MOTION – MADE/Mr. Velez – SECONDED/Mr. Nedohon
Approved by a 4 – 0 vote as Mr. Olivio was absent**

WHEREAS, the Authority has duly passed and adopted Resolution #2012-091, Authorizing the Cumberland County Improvement Authority to purchase materials according to the terms of pertinent State Contracts, according to N.J.S.A. 40A:11-12; and

WHEREAS, the Authority has passed and adopted Resolution #2013-100 Approval of Issuing Checks for Payments as submitted for the month, which includes payments for purchases made pursuant to N.J.S.A. 40A:11-12.

NOW, THEREFORE BE IT RESOLVED BY THE CUMBERLAND COUNTY IMPROVEMENT AUTHORITY as follows:

1. That the attached list of payments are for purchases made pursuant to Authority Resolution #2012-091 and N.J.S.A. 40A:11-12, and are hereby recognized and acknowledged.

Passed and adopted at a meeting of the Cumberland County Improvement Authority held at its offices located at 2 N. High Street, Millville, New Jersey, on Wednesday, August 28, 2013, at 4:00 p.m. prevailing time.

RESOLUTION #2013-102 Approval of Issuing Checks for Payments Toward Development Projects per the Shared Services Agreements from the CCIA Development Accounts

**MOTION – MADE/Mr. Velez – SECONDED/Mr. Nedohon
Approved by a 4 – 0 vote as Mr. Olivio was absent**

PLEASE NOTE: THIS RESOLUTION WILL BE DRAFTED BY COUNSEL AND WILL BE FORWARDED TO THE EXECUTIVE DIRECTOR AND ALL BOARD MEMBERS ONCE COMPLETED. THIS RESOLUTION WILL ALSO BE RETROACTIVE FROM MAY 01, 2013 TO PRESENT.

Mr. Nedohon inquired as to the bills for the Cumberland County Vo-Tech and the Bridgeton City Hall Project (J.W. Pedersen and Adams, Rehmann & Heggan). Mr. Velazquez explained

that he believed that the contracts were approved last month but stated that he would look into it and if that was not the case, we would hold those bills. He also suggested that Mr. Nedohon contact him with any questions he might have, prior to the meetings so that he would have the opportunity to resolve any issues.

RESOLUTION #2013-103 Resolution Approving a Five (5) Year Loan of \$50,000 as Zero Percent (0%) to the Host Community in Relation to the Roof at their Stage

**MOTION – MADE/Mr. Velez – SECONDED/Mr. Nedohon
Approved by a 4 – 0 vote as Mr. Olivio was absent**

PLEASE NOTE: THIS RESOLUTION WILL BE DRAFTED BY COUNSEL AND WILL BE FORWARDED TO THE EXECUTIVE DIRECTOR AND ALL BOARD MEMBERS ONCE COMPLETED.

TREASURER’S REPORT BY MARY TRIBOLETTI

Tonnage and Tonnage Revenue

16,208 tons were brought into the Solid Waste Complex for the month of July. In-county tons received increased by 1,921 and out-of-county tons received increased by 195. This represents a net increase of 2,116 tons over July of last year.

- 87.8% of the net increase is primarily attributable to additional tons received from five customers.
- The origin of the in-county increase was chiefly from Bridgeton, Commercial, Millville, and Vineland.
- 77.4% of the increase came from municipal waste 24.6%; dry industrial waste 25.9%; and construction and demolition debris 26.9%.
- \$132,677.71 or 15.2% increase in solid waste tonnage revenue over July of last year.

General Fund

The use or replenishment of monies in the General Fund is calculated using the cascade equation run upon the close of the month. There was a net increase in the general fund of \$230,058 with an ending balance of \$6,798,687.

Cash and Investments

Interest earned on the local and trustee accounts for the month amounted to \$3,632 as noted on the schedule of bank account balances.

Operations Summary – Profit and Loss Statement

Landfill operations generated revenues of \$1,081,809 which included tipping fees of \$1,037,156 and revenues from other landfill activities of \$44,653. Total revenues of

\$1,251,367 less total expenses for the month of \$752,709 resulted in a net excess of \$498,658.

STAFF REPORTS

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

OLD BUSINESS

There was no old business discussed at this time.

NEW BUSINESS

Mr. Jones inquired about the loss of the recycling for the Millville and Vineland Public Schools. Mr. Velazquez indicated that we are essentially competing with Waste Management for the recyclables. There was a brief discussion and he said that he has a meeting scheduled with Vineland for September 3rd. He stated that he is agitated by this as the same communities that are asking us to help them with other projects, are the same communities that are taking away our services.

There was no further old business discussed at this time.

FREEHOLDER LIAISON REMARKS

Freeholder Derella said that first, in regards to those two (2) resolutions, he had to step out of the meeting to make a phone call to the County Administrator to make sure that he starts to help move these projects along. He said that there was a positive announcement at last night's meeting. He said that he can't speak openly about the details at this time but they did reach a tentative agreement to keep the Board of Social Services at its present location. That changes our overall scope of the project but we still have a very, very positive project for the City of Bridgeton that we will announce hopefully in the next 10 – 12 days. The Mayor and I have had several conversations at least two or three (2 or 3) times a week over the last four or five (4 or 5) weeks, despite some of the comments in the paper by the City of Vineland, negotiations with the Board of Social Services and Vineland Construction started many weeks ago just to see where we were going to be because potentially we were going to need to extend that lease because of the construction time-line and things of that nature so that was the nature of the beginning of the negotiations. We did get side-tracked and it created problems with all of the hype that was brought up by some elected officials and candidates. We got that back on track and the other Freeholders and I were very instrumental in helping to get this thing moving forward. But again, we are going to continue...the County has a commitment to make sure that the project will be completed in the City of Bridgeton. We will make sure that the WIB Project continues to move forward and

the tentative acquisition of where we're at to add revenue coming into the CCIA and to find tenants eventually for that second (2nd) floor and there's already a search going on for that. I'll be following up tomorrow morning and I'm actually going to call Ken again tonight and tomorrow morning to see if he can make sure that we pull any information we have to provide back to this Board on those two (2) agenda items. There was in our capital bond line item last night for site work, design work, and things of that nature for the Board of Social Services Project which will help it move forward so that money is in place for you through the Shared Services and I'm aware and following along.

Freeholder Musso attended the meeting as well but did not have anything to add at this time.

OPEN PUBLIC SESSION

**MOTION – MADE/Mr. Velez – SECONDED/Mr. Nedohon
Approved by a 4 – 0 vote as Mr. Olivio was absent**

I'm Nancy Ridgeway of 582 Irving Avenue in Bridgeton / Upper Deerfield Township. I've been attending your meetings for several months now and Mr. Derella just made a comment about the hype and some of that hype was brought on from the public. People like me...taxpayers. I'd like to commend this Board for your actions today and the information I was given and tabling the resolutions and talking about them in public, which I haven't been hearing very much of at these meetings.

Ms. Ridgeway noted a typographical error on the agenda "fail and open process" and stated that she had a hard time understanding what that was. Mr. Velazquez apologized and stated that we would make that change.

Ms. Ridgeway went on to say that she read a comment or article in the newspaper where someone employed by the Improvement Authority was saying that they didn't like that these items were being made public...that they didn't want it in the public. I want you all to know that you're working with public dollars here. Your Treasurer's Report said that you had a net last month of \$400,000. Can we reduce the tipping fees? You know when I go to Upper Deerfield Township Meetings and I see the bills that we have to pay to the Cumberland County Improvement Authority for tipping fees, it's quite high. That's taxpayer's dollars. Taxpayer's. The Townships aren't getting the money. The State isn't sending the money and everybody is aware of what is going on and I really thank you today for your actions and I want you to keep what I just said in mind, that we are spending taxpayers money here. So, thank you.

CLOSE PUBLIC SESSION

**MOTION – MADE/Mr. Velez – SECONDED/Mr. Nedohon
Approved by a 4 – 0 vote as Mr. Olivio was absent**

PRIVATE SESSION

PROPERTY AND REAL ESTATE ISSUES

RESOLUTION #2013-104 Authorizing the Board to Move into Private Session for the Purpose of Discussing Property and Real Estate Issues

**MOTION – MADE/Mr. Nedohon – SECONDED/Mr. Velez
Approved by a 4 – 0 vote as Mr. Olivio was absent**

WHEREAS, Section 8 of the Open Public meetings Act (NJSA 10:4-12(b) et seq.) permits the exclusion of the public from meeting in certain circumstances; and,

WHEREAS, the Members of the Cumberland County Improvement Authority are of the opinion that such circumstances exist.

NOW THEREFORE, BE IT RESOLVED BY THE CUMBERLAND COUNTY IMPROVEMENT AUTHORITY, as follows:

1. The public shall be excluded from discussion in a closed session.
2. The general nature of the subject matter to be discussed is as follows:
property and real estate issues.
3. It is anticipated at this time that the above stated subject matter will be made public as soon as it is deemed to be in the public interest to do so.
4. This resolution shall take effect immediately.

Passed and adopted at a meeting of the Cumberland County Improvement Authority held at its offices located at 2 N. High Street, Millville, New Jersey on Wednesday, August 28, 2013, at 4:00 p.m. prevailing time.

MOTION TO ADJOURN PRIVATE SESSION AND GO BACK INTO PUBLIC SESSION

**MOTION – MADE/Mr. Velez – SECONDED/Mr. Nedohon
Approved by a 4 – 0 vote as Mr. Olivio was absent**