

CUMBERLAND COUNTY IMPROVEMENT AUTHORITY
MINUTES OF REGULAR MEETING
Wednesday, July 23, 2014

Meeting Opening

The meeting was called to order at approximately 4:00 p.m. by Vice Chairman Nedohon. The notice of the meeting was read by Vice Chairman Nedohon.

Roll call of the Board Members of the Improvement Authority was taken. Mr. Olivio – present; Mr. Jones – absent; Mr. Velez – present; Mr. Nedohon – present; Mr. Kelly – absent. The Pledge of Allegiance was recited.

Approval of Agenda

Vice Chairman Nedohon asked for a motion to approve the agenda. The motion was made by Mr. Velez, seconded by Mr. Olivio. The motion was approved by a 3 – 0 vote as Mr. Kelly and Mr. Jones were absent.

Approval of Minutes

Vice Chairman Nedohon asked for a motion to approve the June 25, 2014, Regular Meeting, Public Session Minutes. The motion was made by Mr. Velez, seconded by Mr. Olivio. The motion was approved by a 3 – 0 vote as Mr. Kelly and Mr. Jones were absent.

Executive Director's Report

Mr. Velazquez updated the Board on many aspects of the development and redevelopment projects, including the Center for Workforce and Economic Development (CWED), 275 N. Delsea Drive, Vineland (the BOSS Building) Project, the 9 W. Park Avenue, Vineland Project, the Technical High School, the Bridgeton Downtown Project, the Millville Urban Redevelopment Corporation (MURC), and the Bridgeton City Hall. Additionally, Mr. Velazquez updated the Board on various CCIA operations and administrative items such as the budget, finance, personnel, energy initiatives, recycling, and various CCIA operational items. In addition, Mr. Velazquez noted that the East Point Lighthouse Association has asked the CCIA to provide grant and contract administration for a grant they received. He also mentioned that FEMA Funding has been approved for the demolition of 33 units in Lawrence Township.

Open Public Session

Vice Chairman Nedohon requested a motion to go into Public Session for comments on resolutions only. A motion was moved by Mr. Velez, seconded by Mr. Olivio. The motion was approved by a 3 – 0 vote as Mr. Kelly and Mr. Jones were absent.

Mr. Dean Hawk inquired about our toters and about commissioning services. His questions were answered by Mr. Riviera and Mr. Watson respectively.

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

Closed Public Session

Vice Chairman Nedohon requested a motion to close Public Session. A motion was moved by Mr. Velez, seconded by Mr. Olivio. The motion was approved by a 3 – 0 vote as Mr. Kelly and Mr. Jones were absent.

Private Session

At approximately 4:30 p.m. Vice Chairman Nedohon 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 #2014-125. The motion was made by Mr. Velez, seconded by Mr. Olivio. The motion was approved by a 3 – 0 vote as Mr. Kelly and Mr. Jones were absent.

RESOLUTION	#2014-125	Authorizing the Board to Move into Private Session for Personnel, Litigation, and Contractual Negotiations of the Authority
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Resume Public Session

A motion was made to come out of Private Session and resume Public Session at approximately 5:00 p.m. The motion was made by Mr. Velez, and seconded by Mr. Olivio. The motion was approved by a 3 – 0 vote as Mr. Kelly and Mr. Jones were absent.

Resolutions

Vice Chairman Nedohon requested that the Solicitor handle the business of the Resolutions on the Agenda. A motion that the Resolutions be considered on a Consent Agenda for Resolutions #2014-126 through #2014-134 and Walk-On Resolution #2104-138 was made by Mr. Velez, seconded by Mr. Olivio. The motion was approved by a 3 – 0 vote as Mr. Kelly and Mr. Jones were absent. However, Mr. Nedohon noted that he would be abstaining from

Resolution #2014-132, so that resolution was approved by a 2 – 0 vote. The following Resolutions were read by Solicitor Christopher Gibson.

RESOLUTIONS:

RESOLUTION	#2014-126	Authorizing the Disposal of Surplus Property
RESOLUTION	#2014-127	Amending the Contract with Romano, Hearing, Testa & Knorr for 2014 Professional Auditing Services
RESOLUTION	#2014-128	Approval of Work Assignment No. 3 with New Road Construction Management Company, Inc. for 2014 Construction Management Services for the New Cumberland County Technical High School (Tech School) Project for Construction Phase Services
RESOLUTION	#2014-129	Awarding Contract for Professional Services Pursuant to the Fair and Open Process to Advantage Engineers, Cardno ATC, French & Parrello Associates, P.A., KS Engineers, P.C., NV5-Northeast, Inc., and Pennoni Associates, Inc. (All Respondents) for Construction Testing and Inspection Services for Various Upcoming Projects
RESOLUTION	#2014-130	Awarding Contract to GE Mechanical, Inc. for Furnishing Mechanical / Plumbing Installation, Repair, and Maintenance Services for All Buildings Owned and / or Operated by the Cumberland County Improvement Authority
RESOLUTION	#2014-131	Awarding Contract under a National Cooperative Purchasing Agreement to Giles & Ransome, Inc. for the Purchase of One (1) 2012 Caterpillar T11055C Telehandler
RESOLUTION	#2014-132	Awarding Contract to Lee-Way Electric, L.L.C. for Furnishing Electrical Repair and Maintenance Services for Buildings Owned and / or Operated by the Cumberland County Improvement Authority
RESOLUTION	#2014-133	Awarding Contract for Professional Services Pursuant to the Fair and Open Process to STPCx

for Commissioning Services for Various Upcoming Projects

RESOLUTION #2014-134 Awarding Contract to FCR Camden, L.L.C. D/B/A ReCommunity and Omni Recycling, L.L.C. for the Purchasing and Hauling of Single Stream Recycling Material

RESOLUTION #2014-138 Resolution Authorizing the Execution of a Shared Services Agreement between the Cumberland County Improvement Authority and the Bridgeton Housing Authority

Payment of Bills

Solicitor Gibson read Resolutions #2014-135 through #2014-137. All motions were made by Mr. Velez and all were seconded by Mr. Olivio. The motion was approved by a 3 – 0 vote as Mr. Kelly and Mr. Jones were absent.

RESOLUTIONS:

RESOLUTION #2014-135 Approval of Issuing Checks for Payment as Submitted for the Month

RESOLUTION #2014-136 Approval of Issuing Checks for Payments in Relation to Development Projects for the Month Pursuant to Various Shared Services Agreements

RESOLUTION #2014-137 Recognizing Payments for Purchases Made Under State Contract

Treasurer's Report

20,540 Tons were brought into the Solid Waste Complex for the month. In-County tons received decreased by 613 and out-of-county tons received increased by 6,343. This represents a net increase of 5,730 tons year over year.

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 decrease in the General Fund of \$609,812 with an ending balance of \$5,183,864.

Interest earned on the local and Trustee Accounts for the month amounted to \$3,087 as noted on the Schedule of Bank Account Balances.

Landfill operations generated revenues of \$1,391,411 which included tipping fees of \$1,338,130 and revenues from other landfill activities of \$53,281. Total revenues of \$1,404,373 less total expenses for the month of \$756,959 resulted in a net excess of \$647,414.

Economic Development operations generated revenues of \$398,777 which included \$176,997 of rental income, project management fees of \$212,500 and other income of \$9,280. Total revenues less total expenses of \$30,057 resulted in net excess of \$368,721.

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

Deputy Director Long was unable to attend this evening. Freeholder Director Derella attended the meeting and congratulated everyone on moving the TEC School Project forward. He also expressed his delight that the bonds came in lower than expected which was instrumental in making that project a reality. He said “congratulations and keep on moving”!

Open Public Session

A motion was made by Mr. Velez, seconded by Mr. Olivio to go into Open Public Session. The motion was approved by a 3 – 0 vote as Mr. Kelly and Mr. Jones were absent.

Ms. Nancy Ridgway inquired about E-Waste Collectors and Collection Sites and the Gloucester County Tire Amnesty Program.

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

Close Public Session

A motion was made by Mr. Velez, seconded by Mr. Olivio to close Public Session. The motion was approved by a 3 – 0 vote as Mr. Kelly and Mr. Jones were absent.

Adjournment

A motion was made by Mr. Olivio, seconded by Mr. Velez, to adjourn the meeting. The motion was approved by a 3 – 0 vote as Mr. Kelly and Mr. Jones were absent.