

**CUMBERLAND COUNTY IMPROVEMENT AUTHORITY**  
**MINUTES OF REGULAR MEETING**  
**Wednesday, May 28, 2014**

**Meeting Opening**

The meeting was called to order at approximately 4:08 p.m. by Chairman Kelly. The notice of the meeting was read by Chairman Kelly.

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

**Approval of Agenda**

Chairman Kelly asked for a motion to approve the agenda; motion made by Mr. Velez, seconded by Mr. Nedohon. The motion was approved by a 4 – 0 vote as Mr. Olivio was 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 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.

**Open Public Session**

Chairman Kelly requested a motion to go into Public Session for comments on the agenda items only. A motion was moved by Mr. Velez, seconded by Mr. Nedohon. The motion was approved by a 4 – 0 vote as Mr. Olivio was absent.

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

**Closed Public Session**

Chairman Kelly requested a motion to close Public Session. A motion was moved by Mr. Nedohon, seconded by Mr. Velez. The motion was approved by a 4 – 0 vote as Mr. Olivio was absent.

## **Private Session**

At 4:23 p.m., Chairman Kelly called for a motion to go into Private Session for the purposes of discussing litigation and contractual matters of the Authority pursuant to Resolution #2014-085. The motion was made by Mr. Velez, seconded by Mr. Nedohon. The motion was approved by a 4 – 0 vote as Mr. Olivio was absent.

## **RESOLUTIONS**

RESOLUTION #2014-085	Authorizing the Board to Move into Private Session for Litigation and Contractual Matters 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 5:20 p.m. The motion was made by Mr. Velez, and seconded by Mr. Nedohon. The motion was approved by a 4 – 0 vote as Mr. Olivio was absent.

## **Approval of Minutes**

CCIA Solicitor, David Weinstein of Archer & Greiner, P.C. read a list of meeting minutes to be approved (see list below). Chairman Kelly asked for a motion to approve the Minutes as read by Mr. Weinstein. The motion made by Mr. Nedohon, seconded by Mr. Velez. The motion was approved by a 4 – 0 vote as Mr. Olivio was absent.

February 01, 2013 – Reorganization Meeting, Private Session  
March 20, 2013 – Regular Meeting, Private Session  
November 20, 2013 – Regular Meeting, Private Session  
January 22, 2014 – Regular Meeting, Private Session  
February 06, 2014 – Reorganization Meeting, Private Session  
February 26, 2014 – Regular Meeting, Private Session  
March 26, 2014 – Regular Meeting, Private Session  
April 23, 2014 – Regular Meeting, Private Session

May 22, 2014 – Special Meeting, Public Session

Solicitor Weinstein also stated that all Private Session Minutes for 2010, 2011, and 2012 would be accepted but had not been read or reviewed. Chairman Kelly asked for a motion to “accept” the Minutes as stated by Mr. Weinstein. The motion was made by Mr. Velez, seconded by Mr. Nedohon. The motion was approved by a 4 – 0 vote as Mr. Olivio was absent.

## **Resolutions**

Chairman Kelly 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 #2014-086 through #2014-091 was made by Mr. Nedohon, seconded by Mr. Jones. The motion was approved by a 4 – 0 vote as Mr. Olivio was absent. However, Mr. Velez noted that he would be abstaining from Resolution #2014-088, so that resolution was approved by a 3 – 0 vote. The following Resolutions were read by Solicitor David Weinstein.

### **RESOLUTIONS**

RESOLUTION #2014-086	Approval of 2014 Budget Modification – Other Operations
RESOLUTION #2014-087	Authorizing the Entrance into the National Governmental Cooperative known as the US Communities Government Purchasing Alliance
RESOLUTION #2014-088	Authorizing the Execution of a Lease Agreement for 275 N. Delsea Drive, Vineland, New Jersey with the Cumberland County Board of Social Services (BOSS)
RESOLUTION #2014-089	Authorizing a Contract with Consulting and Municipal Engineers (CME) for Professional Engineering Services for Site / Civil Design Services which include Survey Phase, Site Design, Permit Phase Services, Bid Phase Services, and Geotechnical Phase Services for the 9 W. Park Avenue, Vineland Building Project
RESOLUTION #2014-090	Awarding Contract to Giles & Ransome, Inc. for the Purchase and Delivery of One (1) New, 2014, Caterpillar 836K Compactor with the Trade-In of One (1) Used, 2006, Caterpillar 836H Compactor
RESOLUTION #2014-091	Awarding Contract under a National Cooperative Purchasing Agreement to Giles & Ransome, Inc. for the Conversion of an Authority Owned 2005 Caterpillar 615C Pan / Scraper to a 6,500 Gallon Water Tanker
<b>RESOLUTION #2014-092</b>	<b>A vote on this resolution was postponed.</b>  Resolution of the Cumberland County Improvement Authority Authorizing the

Execution of a Disbursement Agreement with the  
County of Cumberland

**Payment of Bills**

Solicitor Weinstein read Resolutions #2014-093 and #2014-094. All motions were made by Mr. Velez and all were seconded by Mr. Nedohon. All were approved by a 4 – 0 vote as Mr. Olivio was absent.

RESOLUTION #2014-093	Approval of Issuing Checks for Payment as Submitted for the Month
RESOLUTION #2014-094	Recognizing Payments for Purchases made under State Contract

**Treasurer's Report**

16,848 Tons were brought into the Solid Waste Complex for the month. In-county tons received decreased by 941 and out-of-county tons received increased by 2,467. This represents a net increase of 1,526 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 \$648,678 with an ending balance of \$5,966,048.

Interest earned on the local and Trustee Accounts for the month amounted to \$2,563 as noted on the Schedule of Bank Account Balances.

Landfill operations generated revenues of \$1,210,537 which included tipping fees of \$1,107,028 and revenues from other landfill activities of \$103,509. Total revenues of \$1,248,099 less total expenses for the month of \$784,592 resulted in a net excess of \$463,507.

**Staff Reports**

Staff Reports were included in the Board Packets and 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**

Freeholder Director Derella attended the meeting but did not comment in Public Session.

### **Open Public Session**

Motion was made by Mr. Velez, seconded by Mr. Nedohon to go into Open Public Session. The motion was approved by a 4 – 0 vote as Mr. Olivio was absent.

Mr. Dean Hawk inquired about the posting of Private Session Minutes, the proposed shared services arrangement for the grinder and the shared services with the CEZC.

### **Close Public Session**

Motion was made by Mr. Velez, seconded by Mr. Nedohon to close Public Session. The motion was approved by a 4 – 0 vote as Mr. Olivio was absent.

### **Adjournment**

A motion was made by Mr. Velez, seconded by Mr. Nedohon, to adjourn the meeting. The motion was approved by a 4 – 0 vote as Mr. Olivio was absent.