

CUMBERLAND COUNTY IMPROVEMENT AUTHORITY
MINUTES OF REGULAR MEETING
Wednesday, November 20, 2014

Meeting Opening

The meeting was called to order at approximately 4:04 p.m. by Mr. Nedohon. The notice of the meeting was read by Mr. 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

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

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

The motion was approved by a 3-0 Vote.

Approval of Minutes

The approval of the October 22, 2014, Regular Meeting, Public Session Minutes will be held off until the December Board Meeting. Only three Board Members were present at this meeting and Mr. Olivio was abstaining from the approval of Minutes because he was not present at the last meeting.

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. The CCIA is currently working with NJ Treasury to finalize plans and specifications for its Vineland facilities. Mr. Velazquez provided an update regarding the energy master plan.

Mr. Velazquez also announced that Employee Reviews were about 80% complete. The Finance Department would be complete on Friday, November 21, 2014 and a few employees from the SWC that were on vacation would be completed soon.

Open Public Session

Mr. 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.

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

The motion was approved by a 3-0 Vote.

Ms. Nancy Ridgeway requested to have a complete packet of the Resolutions be made available to the public at the Board Meetings. She also asked if the Public would be given a chance to review any resolutions that were brought about through the closed session of the board. Mr Weinstein explained the process to her.

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

Closed Public Session

Mr. Nedohon requested a motion to close Public Session. A motion was moved by Mr. Velez, seconded by Mr. Olivio.

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

The motion was approved by a 3-0 Vote.

Private Session

At approximately 4:21 p.m. Mr. 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 #2014-214. Solicitor Weinstein read Resolution #2014-214 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 Absent; Mr. Velez Yes; Mr. Nedohon Yes; Mr. Kelly Absent.

The motion was approved by a 3-0 Vote.

Resume Public Session

A motion was made to come out of Private Session and resume Public Session at approximately 4:40 p.m. The motion was made by Mr. Velez, and seconded by Mr. Olivio.

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

The motion was approved by a 3-0 Vote.

Resolutions

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

Solicitor Weinstein read Resolutions 2014-215 through 2014-235.

Mr. Nedohon called for a motion to approve Resolutions 2014-215 through 2014-235 via Consent. The motion was made by Mr. Velez and seconded by Olivio. Prior to the vote Mr. Nedohon indicated that he would be abstaining from voting on Resolution 2014-223; however his affirmative vote would carry for all other resolutions.

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

The motion was approved by a 3-0 Vote; with Mr. Nedohon’ abstention related to Resolution 2014-223.

Treasurer's Report

Ms. Triboletti provided a summary of her report to the Board.

1. Monthly Year over Year Tonnage:

18,913 tons were brought into the Solid Waste Complex for the month. In-county municipal waste (type 10) decreased by 262 tons or 3.09%. Total in-county tons received decreased by 181 and out-of-county tons received increased by 4,058. This represents a net increase of 3,877 tons or 25.8%.

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 \$5,446,419 for the month with an ending balance of \$11,699,199. To date, monies owed back to the General Fund amount to over \$1,500,000.

3. Cash and Investments:

Interest earned on the local and trustee accounts for the month amounted to \$3,355 as noted on the schedule of bank account balances.

4. Landfill Operations Summary – Profit and Loss Statement:

Landfill operations generated revenues of \$1,146,734 which included total tipping fees of \$1,048,664 and revenues from other landfill activities of \$98,070. Total revenues of \$1,182,483 less total expenses for the month of \$700,373 resulted in a net excess of \$482,110.

5. Economic Development Operations Summary – Profit and Loss Statement:

Economic Development operations generated revenues of \$754,198 which included \$126,164 of rental income, project management fees of \$456,600, bond financing fee of \$159,725 and other income of \$11,709. Total revenues less total expenses of \$183,957 resulted in net excess of \$570,242.

Mr. Nedohon called for a motion to approve the Treasurer's report. The motion was made by Mr. Velez, and seconded by Mr. Olivio.

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

The motion was approved by a 3-0 Vote.

Staff Reports

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

Mr. Watson briefly reviewed his report and highlighted the two redevelopment sites in Millville that the CCIA is involved in. Mr. Watson also discussed the impact of job layoffs at Gerresheimer Glass Company in Millville. The State will begin to report findings regarding the category of jobs affected.

Mr. Rivera announced that CCIA will be participating in the Millville, Vineland and Bridgeton Parades this year. All Board Members and Staff were invited to be a part of it.

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 Long was present at the meeting. He asked to speak regarding the state of the CCIA a year ago and where it stands today. Mr. Long asked the Treasurer to reread parts of her report to emphasize the great changes that have occurred. He gave credit to the change in vision and direction of Board Members. The Improvement Authority is no longer just the Landfill it is now operating the way it was intended to in regards to redevelopment. CCIA is reinvesting in the community and bringing prosperity to the County. He wished to thank the Authority.

Open Public Session

Mr. Nedohon 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 Absent; Mr. Velez Yes; Mr. Nedohon Yes; Mr. Kelly Absent.

The motion was approved by a 3-0 Vote.

Ms. Ridgeway requested at the last Board Meeting to be provided with a monthly report highlighting the number of Cumberland County residents hired on the projects governed by the Authority. She requested to have a response. Mr. Velazquez stated that that information was not available at this time. Ms. Ridgeway stated that she will ask again next month.

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

Close Public Session

Mr. Nedohon 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 Absent; Mr. Velez Yes; Mr. Nedohon Yes; Mr. Kelly Absent.

The motion was approved by a 3-0 Vote.

Adjournment

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

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

The motion was approved by a 3-0 Vote.