

CUMBERLAND COUNTY IMPROVEMENT AUTHORITY
MINUTES OF REGULAR MEETING
Wednesday, October 22, 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; Mr. Kelly-Present.

The Pledge of Allegiance was recited.

Approval of Agenda

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

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

The motion was approved by a 4-0 Vote.

Approval of Minutes

Chairman Kelly asked for a motion to approve the September 24, 2014, Regular Meeting, Public Session Minutes. The motion was made by Mr. Velez, seconded by Mr. Nedohon.

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

The motion was approved by a 4-0 Vote.

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 and introduced the two new administrative staff to the Board.

Mr. Velazquez also made a presentation regarding the 2015 budget that was on the agenda for Board approval.

Open Public Session

Chairman 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 A; Mr. Jones Yes; Mr. Velez Yes; Mr. Nedohon Yes; Mr. Kelly Yes.

The motion was approved by a 4-0 Vote.

Mr. Dean Hawk inquired about the change order for Ogren construction. Mr. Hawk also indicated that he was surprised that he did not have a special packet prepared for him upon arrival.

Ms. Nancy Ridgeway inquired as to the agreement with Treasury.

There were no other 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. Velez, seconded by Mr. Nedohon.

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

The motion was approved by a 4-0 Vote.

Private Session

At approximately 4:36 p.m. Chairman 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 #2014-198. Solicitor Gibson read Resolution #2014-198 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. Nedohon.

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

The motion was approved by a 4-0 Vote.

Resume Public Session

A motion was made to come out of Private Session and resume Public Session at approximately 5:15 p.m. The motion was made by Mr. Velez, and seconded by Mr. Nedohon.

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

The motion was approved by a 4-0 Vote.

Resolutions

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

Solicitor Gibson also noted that the Board would be voting on Resolution 2014-199 via roll call vote; and then voting on the remaining resolutions via consent. Mr. Gibson also indicated that there were two additional Resolutions that would be added to the agenda for approval;

Resolution 2014-212; Authorizing the execution of a severance agreement with Donna Baron; and

Resolution 2014-213; Authorizing the Demolition of property on High Street in Millville, NJ to be demolished by MURC for the purposes of developing the Arts and Innovation Center.

Chairman Kelly called for a motion to approve Resolution 2014-199 via roll call vote. The motion was made by Mr. Velez, and seconded by Mr. Nedohon.

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

The motion was approved by a 4-0 Vote.

Chairman Kelly called for a motion to approve the remaining resolutions 2014-200 through 2014-213 (including the two additional resolutions, noted prior by Mr. Gibson) via Consent. The motion was made by Mr. Velez and seconded by Mr. Nedohon. Prior to the vote Mr. Velez indicated that he would be abstaining from voting on Resolution 2014-208; however his affirmative vote would carry for all other resolutions.

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

The motion was approved by a 4-0 Vote; with Mr. Velez' abstention related to Resolution 2014-208.

Treasurer's Report

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

1. Monthly Year over Year Tonnage:

19,994 tons were brought into the Solid Waste Complex for the month. In-county municipal waste (type 10) increased by 56 or 0.68%. Total in-county tons received decreased by 461 and out-of-county tons received increased by 5,587. This represents a net increase of 5,126 tons or 34.5%.

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 \$148,270 for the month with an ending balance of \$6,252,621. To date, monies owed back to the General Fund amount to over \$6,600,000, which includes the closure reimbursement of \$2,822,168. This amount has now flowed to General Surplus with the October cascade of funds.

3. Cash and Investments:

Interest earned on the local and trustee accounts for the month amounted to \$2,887 as noted on the schedule of bank account balances.

4. Landfill Operations Summary – Profit and Loss Statement:

Landfill operations generated revenues of \$1,195,870 which included total tipping fees of \$1,102,383 and revenues from other landfill activities of \$105,762. Total revenues of \$1,241,931 less total expenses for the month of \$900,083 resulted in a net excess of \$341,848.

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

Economic Development operations generated revenues of \$77,486 which included \$73,302 of rental income and other income of \$4,184. Total revenues less total expenses of \$52,294 resulted in net excess of \$25,192.

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

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

The motion was approved by a 4-0 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 State of the County event that will be held on October 28, 2014 as well as several other initiatives that he is working on including Allied Meats expansion and two redevelopment sites in Millville that the CCIA is involved in. Mr. Watson also discussed development initiatives in Vineland that are being worked on in conjunction with the City of Vineland.

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, but had to leave after attending the private session. Ms. Darlene Barber was present and thanked the Board for its hard work and initiative to push the various economic development efforts forward. She also thanked the Board for taking the lead role with regard to economic development for the County. She invited the Board to attend the Freeholder meeting on October 28th to listen to the economic development initiatives currently being implemented by the County Economic Development Board.

Open Public Session

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

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

The motion was approved by a 4-0 Vote.

Ms. Ridgeway requested that the CCIA provide monthly reports highlighting the number of Cumberland County residents hired on the various construction jobs and questioned the prior submissions to the County Planning Board and the references to NJ Treasury.

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

Close Public Session

Chairman Kelly called for a motion to close Public Session. A motion was made by Mr. Velez, seconded by Mr. Nedohon to close Public Session.

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

The motion was approved by a 4-0 Vote.

Adjournment

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

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

The motion was approved by a 4-0 Vote.