

**CUMBERLAND COUNTY IMPROVEMENT AUTHORITY**  
**MINUTES OF REGULAR MEETING**  
**Wednesday, October 28, 2015**

**Meeting Opening**

The meeting was called to order at approximately 4:03 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-Present; Mr. Velez-Present; Mr. Nedohon-Present; Mr. Kelly-Absent. Mr. Kelly joined the Board Meeting at 4:31 p.m.

**The Pledge of Allegiance was recited.**

Freeholders present: Mr. Doug Long, Mr. Joseph Derella
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**Approval of Agenda**

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

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

The motion was approved by a 4-0 Vote.

**Approval of Minutes**

Mr. Nedohon asked for a motion to approve the September 23, 2015, Regular Meeting, Public Session Minutes. The motion was made by Mr. Velez, seconded by Mr. Jones.

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

The motion was approved by a 4-0 Vote.

## **Executive Director's Report**

Building operations continue to move along very well. We now have 2 additional buildings on line with the completion of the CWED and DMV facilities. We expect to mobilize for renovations to both the interior and exterior of 275 N. Delsea Drive on Monday, October 26<sup>th</sup>. HVAC motor has been delivered and will be installed over the next two weeks. This should finalize the required upgrades to make the system more effective and efficient. We continue to operate as expected/budgeted. All Leases with NJ Treasury have been finalized and we are prepared to move in upon completion of construction/renovations.

CWED construction is completed and the building is occupied. We received our CO and completed a very successful ribbon cutting. Building looks great.

9 W. Park Avenue is completed as well as all punch list items. DMV is very happy with the building.

Phase II of the Technical High School continues to move forward extremely well. Site work for this phase is completed and will resume in the spring. Steel erection and block installation continues. Exterior brick is being installed. Security measures are going well. No major issues to date. Construction report was forwarded under separate cover.

LED lighting installation is complete. We are working to finalize documentation for available rebates.

E-Waste collection continues to progress and logistical issues are being resolved. Pick up and regulated disposal continues at no cost.

Recycling Agreements were modified so that the terms were consistent for all municipalities. All agreements have been returned except for Millville. We will continue to utilize both recycling vendors to maximize efficiencies and pricing. Tonnage continues to increase. Pricing continues to be an issue. We are currently holding pricing at the floor rate that was quoted.

Our Fleet Maintenance operation continues to move along very well. Volume has increased and we are now repairing College vehicles and large equipment utilized by public works. We continue to save the County thousands of \$ in repairs. For every hour worked by our staff, the County saves \$25 per hour. We are beginning to look at CNG vehicle purchase to support Energy HUB and cost saving objectives. Working with CATS to create CNG vehicle purchase for all new buses.

As you know, we decided that rather than create the impound lot in the MSF building, we will utilize the tire shredding area. This area is ready for use. The Prosecutor has signed the PO reimbursing the CCIA for the upgrades to the area.

We have also discussed the utilization of our cleaning bay for county vehicles for a per vehicle fee. This will be done to supplement the overall operation. We will revisit this strategy now that several of the large landfill projects are completed.

We are still working with the County, the City of Bridgeton and the College to develop the Bridgeton Downtown project.

CCIA outsourcing continues to move along well.

Energy Developer RFP is on the agenda for approval. Only one response was received as a result of the 69KV work that has to be completed by ACE. The biggest concerns with this upgrade are the cost (+/- \$10million) and more importantly the timing which takes the project out to the end of 2016. This is significant because current legislation does not extend energy credits and key legislation beyond 2016. That being said, we believe that Constellation will be a great partner and because of merger requirements, will be focused on investing in this project.

Rain Cover is completed and is making a big impact on staffing efficiencies, gas collection and leachate operations. Wyndham has come back to make repairs to scour holes and drainage beds.

Treatment expansion construction is well underway. Tank is being erected and the piping should begin the week of 10/26.

Off-site hauling of leachate continues very well. The impacts of this hauling and dewatering is already showing a positive impact on the methane gas operations, the treatment facility and the overall landfill operations.

The GPS system that was installed on our large equipment has also made a significant impact to the overall operations on the landfill and associated dirt work for the cover, landfill earthwork and side slopes. The top of the landfill is flat and we have eliminated ponding water and increased our compacting and cover efficiencies. We are getting close to our maximum elevation. The GPS will provide guidance to ensure that we remain below our maximum allowable elevation.

First phase of the cell construction is underway. Trees have been removed and dirt work will begin the week of 10/26. Our application for phase II has been submitted to NJEIT.

As you are aware, I had asked DEP to allow the CCIA to utilize closure funds to repay NJEIT financing, rather than to pay for project implementation up front. I had proposed this for the Treatment Plant upgrade scheduled for 2017. Utilizing this strategy would save us 0.62/ton. Based upon our estimated 175,000 tons per year, the savings would be approximately \$108,000 per year.

The Solid Waste Advisory Committee approved the Class B modification to the Solid Waste Plan. The final Class B application/Site Plan is completed and the formal resolution is on the County Freeholder agenda for approval on October 25<sup>th</sup>.

Energy 3 proposal for gasification plant in Millville was also approved for inclusion into the SWMP by SWAC.

However, Energy 3 requested a modification. This modification was approved at the October SWAC meeting and we are preparing formal resolutions that will go to the County for final approval and inclusion in the SWMP.

The City of Millville recently contacted Tony to begin utilizing its tonnage under the PILOT Agreement. The City is fully aware of the CCIA's position on this matter and decided to ignore the documentation that has been forwarded regarding this issue. I directed them to speak to Mr. Weinstein directly. I am not interested in going back and forth with them on this issue any longer.

## **Resolutions**

Mr. Nedohon requested that the Solicitor handle Resolutions on the Agenda. Resolutions were read by Solicitor Weinstein.

Mr. Nedohon called for a motion to approve the Resolutions 2015-195 through 2015-216. The motion was made by Mr. Velez and seconded by Mr. Jones.

Mr. Olivio Yes; Mr. Jones Yes; Mr. Velez Yes; Mr. Nedohon Yes; Mr. Kelly Absent. The motion was approved by a 4-0 Vote.

Mr. Nedohon abstained from Resolution 2015-200 and Resolution 2015-207.

## **Treasurer's Report**

1. Monthly Year over Year Tonnage:

18,476 tons were brought into the Solid Waste Complex; in-county municipal waste (type 10) decreased by 130 tons or 1.6%. Total in-county tons increased by 1,272 tons and out-of-county tons received decreased by 2,789; this represents a net decrease year over year of 1,517 tons or 7.6%.

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 \$24,443 for the month. The ending balance of the General Fund is \$8,761,887, with \$3,549,000 owed back to the General Fund.

3. Cash and Investments:

Interest earned on the local and trustee accounts for the month amounted to \$5,067 as noted on the schedule of bank account balances.

4. Landfill Operations Summary – Profit and Loss Statement:

Landfill operations generated revenues of \$1,217,884 which included total tipping fees of \$1,168,214 and revenues from other landfill activities of \$49,670. Total revenues of \$1,236,925 less total expenses for the month of \$727,768 resulted in a net excess of 509,157.

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

Economic Development operations generated revenues of \$298,766 which included \$129,708 of rental income, project management fees of \$96,701, real estate transaction fee of \$45,878 and other income of \$26,479. Total revenues less total expenses of

\$188,389 resulted in net excess of \$110,377.

**Old Business -**

Jerry Velazquez thanked the CCIA Staff for the diligent job they did in getting the 2016 Budget completed and submitted for approval. The Budget was approved with only a small item questioned that was answered immediately with satisfaction.

**New Business –**

No New Business

**Freeholder Liaison Remarks:**

Mr. Derella thanked the Board, Jerry Velazquez and CCIA Staff for being progressive and moving forward with the multiple projects. Encouraged the Authority to stay on track as they move Cumberland County into the future.

Mr. Long wished to point out that there have been multiple ribbon cutting ceremonies in the past month and that can mean only one thing, new business is coming to the County. He thanked Jerry Velazquez for the great job he is doing with Economic Development and the Energy HUB.

**Open Public Comment Session**

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

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

The motion was approved by a 4-0 Vote.

Ms. Nancy Ridgeway: Ms. Ridgeway pointed out that an incorrect address was placed in the Solid Waste Management Plan Public Notice that was sent to the newspapers regarding the location of the October 27<sup>th</sup> Freeholder Board Meeting. Ms. Ridgeway claimed that there were inadequate presentations made to the public regarding the Energy HUB development. Mr. Velazquez pointed out the multiple times that it has been discussed and the Resolutions that have supported the Class B initiative.

Mr. Dean Hawk: Mr. Hawk questioned Resolution 2015-205 regarding amending the contract with Advantage Engineers. He felt that the Resolution did not properly justify the need for the amendment. Mr. Velazquez explained the need for the amendment to the contract. Mr. Hawk asked about the purchase of a Caterpillar Machine that was purchased for the Landfill. He wanted to know the estimated time that a piece of large equipment lasts. Mr. Velazquez answered approximately 8 to 10 years as they are maintenance regularly at the Landfill. Mr. Hawk's last question was regarding the purchase of furniture made by the Authority for the CWED building. He wanted to know if bids were received regarding these purchases. Mr. Velazquez answered that the furniture was purchased under State Contract

### **Close Public Comment Session**

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

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

The motion was approved by a 5-0 Vote.

Mr. Kelly joined the Board Meeting at 4:31 p.m.

### **Executive Session**

At approximately 4:38 p.m. Mr. Nedohon called for a motion to go into Executive Session. Prior to the resolution, Solicitor Weinstein provided proper notice and indicated that discussion during the closed session would include the discussion of matters involving the purchase, lease or acquisition of real property, the investment of funds and pending or anticipated litigation or contract negotiation. Solicitor Weinstein read Resolution #2015-195 and noted that no further business was expected after the conclusion of the Executive Session.

The motion was made by Mr. Velez, seconded by Mr. Olivio.

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

The motion was approved by a 5-0 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 Yes; Mr. Velez Yes; Mr. Nedohon Yes; Mr. Kelly Yes.

The motion was approved by a 5-0 Vote.