



Cumberland County Improvement Authority

	Yes	No	Abstain	Absent
KELLY	X			
NEDOHON	X			
VELEZ	X			
JONES	X			
OLIVIO	X			

Resolution Number: 2013-121
Dated: October 23, 2013
Offered By: Mr. Nedohon
Seconded By: Mr. Velez

AUTHORITY BUDGET RESOLUTION – SOLID WASTE OPERATIONS

Fiscal Year Period January 01, 2014 to December 31, 2014

WHEREAS, the Annual Budget and Capital Budget for the Cumberland County Improvement Authority-Solid Waste Operations for the fiscal year period beginning January 01, 2014, and ending December 31, 2014, has been presented before the governing body of the Cumberland County Improvement Authority at its Open Public Meeting of October 23, 2013; and

WHEREAS, the Annual Budget as introduced reflects total revenues of \$11,142,750 total appropriations, including any accumulated deficit if any, of \$11,527,584 and total unrestricted net assets utilized of \$384,834; and

WHEREAS, the Capital Budget as introduced reflects total capital appropriations of \$4,512,521 and total unrestricted net assets planned to be utilized as funding thereof, of \$0; and

WHEREAS, the schedule of rates, fees, and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2 does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the renewal and replacement reserve or other means provided by law.

NOW THEREFORE, BE IT RESOLVED, by the governing body of the Cumberland County Improvement Authority, at an Open Public Meeting held on October 23, 2013, that the Annual Budget, including appended Supplemental Schedules, and Capital Budget / Program of the Cumberland County Improvement Authority-Solid Waste Operations for the fiscal year period beginning January 01, 2014, and ending December 31, 2014, is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures / expenses and all covenants, terms and provisions as stipulated in the said Authority's outstanding debt obligations, capital lease arrangements, service contracts and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Cumberland County Improvement Authority will consider the Annual Budget and Capital Budget / Program for adoption on December 18, 2013.

Mary Triboletti, CPA
Chief Financial Officer



Cumberland County Improvement Authority

	Yes	No	Abstain	Absent
KELLY	X			
NEDOHON	X			
VELEZ	X			
JONES	X			
OLIVIO	X			

Resolution Number: 2013-122
 Dated: October 23, 2013
 Offered By: Mr. Nedohon
 Seconded By: Mr. Velez

AUTHORITY BUDGET RESOLUTION – OTHER OPERATIONS

Fiscal Year Period January 01, 2014 to December 31, 2014

WHEREAS, the Annual Budget and Capital Budget for the Cumberland County Improvement Authority-Other Operations for the fiscal year period beginning January 01, 2014, and ending December 31, 2014, has been presented before the governing body of the Cumberland County Improvement Authority at its Open Public Meeting of October 23, 2013; and

WHEREAS, the Annual Budget as introduced reflects total revenues of \$1,688,922 total appropriations, including any accumulated deficit if any, of \$821,300 and total unrestricted net assets utilized of \$0; and

WHEREAS, the Capital Budget as introduced reflects total capital appropriations of \$16,165,000 and total unrestricted net assets planned to be utilized as funding thereof, of \$0; and

WHEREAS, the schedule of rates, fees, and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2 does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the renewal and replacement reserve or other means provided by law.

NOW THEREFORE, BE IT RESOLVED, by the governing body of the Cumberland County Improvement Authority, at an Open Public Meeting held on October 23, 2013, that the Annual Budget, including appended Supplemental Schedules, and Capital Budget / Program of the Cumberland County Improvement Authority-Other Operations for the fiscal year period beginning January 01, 2014, and ending December 31, 2014, is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures / expenses and all covenants, terms and provisions as stipulated in the said Authority's outstanding debt obligations, capital lease arrangements, service contracts and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Cumberland County Improvement Authority will consider the Annual Budget and Capital Budget / Program for adoption on December 18, 2013.

Mary Triboletti, CPA
Chief Financial Officer



Cumberland County Improvement Authority

	Yes	No	Abstain	Absent
KELLY	X			
NEDOHON	X			
VELEZ	X			
JONES	X			
OLIVIO	X			

Resolution Number: 2013-123
Dated: October 23, 2013
Offered By: Mr. Nedohon
Seconded By: Mr. Velez

RESOLUTION AUTHORIZING A NEW RECYCLING REBATE PROGRAM

WHEREAS, in the absence of our Recycling Coordinator, we have lost a significant amount of momentum and need to refocus our efforts in generating revenue and maximizing the landfill utilization; and

WHEREAS, the Millville and Vineland School Districts have terminated our services. The City of Vineland has threatened to do the same; and

WHEREAS, we are working on an updated marketing, outreach, and business development strategy for resurrecting our Recycling Program; and

WHEREAS, in an effort to turn this around, our Executive Director has initiated meetings with municipalities to request their participation in our new recycling rebate initiative. The proposed program has been favorably received; and

WHEREAS, the Executive Director recommends that the Board formally approve a Recycling Rebate Program that will provide a 15% incentive to communities who require recyclable materials to come to the Cumberland County Solid Waste Complex as part of their hauling contracts.

NOW THEREFORE, BE IT RESOLVED BY THE CUMBERLAND COUNTY IMPROVEMENT AUTHORITY, as follows:

1. This Board formally approves a Recycling Rebate Program that will provide a 15% incentive to communities who require recyclable materials to come to the Cumberland County Solid Waste Complex as part of their hauling contracts.

Passed and adopted at a meeting of the Cumberland County Improvement Authority held at its offices located at 2 N. High Street, Millville, New Jersey, on Wednesday, October 23, 2013, at 4:00 p.m. prevailing time.



Cumberland County Improvement Authority

	Yes	No	Abstain	Absent
KELLY	X			
NEDOHON	X			
VELEZ	X			
JONES	X			
OLIVIO	X			

Resolution Number: 2013-124
Dated: October 23, 2013
Offered By: Mr. Nedohon
Seconded By: Mr. Velez

RESOLUTION MEMORIALIZING AN OIL DONATION MADE BY THE CITY OF VINELAND TO THE CUMBERLAND COUNTY IMPROVEMENT AUTHORITY

WHEREAS, the Cumberland County Improvement Authority has accepted a generous donation from the City of Vineland in the form of 6,000 gallons of oil; and

WHEREAS, the City of Vineland has made this donation at no cost to the Cumberland County Improvement Authority; and

WHEREAS, pursuant County Improvement Authorities Law N.J.S.A. 40:37A-55(k), the Cumberland County Improvement Authority is empowered to accept gifts or grants of real or personal property, money, material, labor, or supplies from any governmental unit or person, and to do all things necessary in connection with the acceptance of such gifts or grants; and

WHEREAS, both the Cumberland County Improvement Authority and the City of Vineland are governmental entities that wish to have this contribution memorialized and acknowledged for the purpose of record keeping and financial tracking.

NOW THEREFORE, BE IT RESOLVED BY THE CUMBERLAND IMPROVEMENT AUTHORITY, as follows:

1. The Cumberland County Improvement Authority hereby acknowledges the receipt of 6,000 gallons of oil and accepts the same as a gratuitous donation of material and / or supplies from the City of Vineland, pursuant to N.J.S.A. 40:37A-55(k).

Passed and adopted at a meeting of the Cumberland County Improvement Authority held at its offices located at 2 N. High Street, Millville, New Jersey on Wednesday, October 23, 2013 at 4:00 p.m. prevailing time.



Cumberland County Improvement Authority

	Yes	No	Abstain	Absent
KELLY	X			
NEDOHON	X			
VELEZ	X			
JONES	X			
OLIVIO	X			

Resolution Number: 2013-125
Dated: October 23, 2013
Offered By: Mr. Nedohon
Seconded By: Mr. Velez

AMENDING THE CONTRACT BETWEEN THE CUMBERLAND COUNTY IMPROVEMENT AUTHORITY AND DALEY & JALBOOT ARCHITECTS, L.L.P. FOR ARCHITECTURAL SERVICES FOR THE CENTER FOR WORKFORCE AND ECONOMIC DEVELOPMENT (CWED) FACILITY PROJECT LOCATED ON THE CUMBERLAND COUNTY COLLEGE CAMPUS

WHEREAS, the Cumberland County Improvement Authority has entered into a Shared Services Agreement with the County of Cumberland for the purposes of development of real estate and improvements to real estate; and

WHEREAS, pursuant to the scope of understanding between the CCIA and the County of Cumberland that the parties work cooperatively for the utilization of resources including purchase, acquisition, lease, utilization of each other's resources, and other cooperative efforts for the purpose of the development and improvements to real estate; and

WHEREAS, pursuant to the Shared Services Agreement between the County of Cumberland and the CCIA the parties are permitted, and the Improvement Authority is specifically permitted, to utilize all resources including those involved in the Request for Proposals, public bidding procedures, financial, engineering, and other technical resources to the parties' mutual interest; and

WHEREAS, the architectural firm Daley & Jalboot Architects, L.L.P., has previously submitted responses to Requests for Proposals to the County of Cumberland for architectural services related to the Center for Workforce and Economic Development Facility Project; and

WHEREAS, the need has arisen to amend this contract as the scope of this project has changed from a 30,000 square foot building to the current 37,000 square foot building. In addition, the schedule for bidding and construction has been lengthened by four (4) months, which increases the time that Daley & Jalboot must assign someone to administer those phases. And, work will be

increased at the start due to the project beginning during the winter, which was not anticipated. Many of the requested changes create duties and responsibilities not in the Standard AIA Contract and for which no fees were included; and

WHEREAS, Daley & Jalboot Architects, L.L.P. and this Authority, through their designated representatives, have negotiated the increase of said Amendment not to exceed \$38,033.18 for architectural and engineering services.

NOW THEREFORE BE IT RESOLVED BY THE CUMBERLAND COUNTY IMPROVEMENT AUTHORITY, as follows:

1. That this Authority hereby authorizes this Contract Amendment between Daley & Jalboot Architects, L.L.P. and this Authority in the form on file with the Secretary of the Authority.
2. This Contract Amendment between Daley & Jalboot Architects, L.L.P. and this Authority shall not exceed \$38,033.18 for architectural and engineering services for the Center for Workforce and Economic Development Facility Project located on the Cumberland County College Campus.

Passed and adopted at a meeting of the Cumberland County Improvement Authority held at its offices located at 2 N. High Street, Millville, New Jersey on Wednesday, October 23, 2013 at 4:00 p.m. prevailing time.

CERTIFICATE OF AVAILABILITY OF FUNDS FOR CONTRACT

I, Mary Triboletti, CPA, Chief Financial Officer of the Cumberland County Improvement Authority, do hereby certify pursuant to the Shared Services Agreement between the County of Cumberland and the CCIA that there are available adequate funds for the proposed Contract Amendment between the Cumberland County Improvement Authority and Daley & Jalboot Architects, L.L.P. Money necessary to fund said Contract Amendment has been projected in the amount of \$38,033.18. Money necessary to fund said Contract Amendment will be incorporated into the Project Budget.

DATE: _____

Mary Triboletti, CPA, Chief Financial Officer

REVIEWED BY:

Board Member

PUBLIC NOTICE

The Cumberland County Improvement Authority has amended the following contract which was awarded by way of the Fair and Open Process pursuant to N.J.S.A. 40A:11-1, et seq. This contract and the resolution authorizing it are available for public inspection at the Authority's offices located at 2 N. High Street, Millville, New Jersey 08332 from 8:00 a.m. to 4:30 p.m.

AMENDED:	Daley & Jalboot Architects, L.L.P.
SERVICES:	Professional Architectural Services Center for Workforce and Economic Development Facility Project
DURATION:	October 23, 2013 to December 31, 2013
AMOUNT:	\$38,033.18



Cumberland County Improvement Authority

	Yes	No	Abstain	Absent
KELLY	X			
NEDOHON	X			
VELEZ	X			
JONES	X			
OLIVIO	X			

Resolution Number: 2013-126
Dated: October 23, 2013
Offered By: Mr. Nedohon
Seconded By: Mr. Velez

AUTHORIZING THE PREPARATION OF REQUESTS FOR PROPOSALS AND THE ADVERTISEMENT OF SAME THROUGH THE FAIR AND OPEN PROCESS FOR CONSTRUCTION TESTING AND INSPECTION SERVICES FOR THE CENTER FOR WORKFORCE AND ECONOMIC DEVELOPMENT (CWED) PROJECT

WHEREAS, the Cumberland County Improvement Authority has been designated as the redeveloper for the County; and

WHEREAS, the Cumberland County Improvement Authority has a need for Construction Testing and Inspection Services pertaining to the Improvement Authority's new economic development initiatives, specifically for the Center for Workforce and Economic Development (CWED) Project for which proposals will be requested from interested parties; and

WHEREAS, Authority Staff will prepare the Request for Proposals and related advertisements in accordance with the Fair and Open Process of the New Jersey Local Unit Pay-to-Play Law; and

WHEREAS, the Authority Staff will review and approve the Request for Proposals prior to advertisement.

NOW THEREFORE, BE IT RESOLVED BY THE CUMBERLAND COUNTY IMPROVEMENT AUTHORITY, as follows:

1. The Staff of the Authority shall prepare the Request for Proposals and related advertisements for Construction Testing and Inspection Services; and
2. That the Authority shall advertise for and accept proposals for the above referenced services.

Passed and adopted at a meeting of the Cumberland County Improvement Authority held at its offices located at 2 N. High Street, Millville, New Jersey, on Wednesday, October 23, 2013, at 4:00 p.m. prevailing time.



Cumberland County Improvement Authority

	Yes	No	Abstain	Absent
KELLY	X			
NEDOHON	X			
VELEZ	X			
JONES	X			
OLIVIO	X			

Resolution Number: 2013-127 Dated: October 23, 2013 Offered By: Mr. Nedohon Seconded By: Mr. Velez

APPROVAL OF CHANGE ORDER NUMBER 1 TO THE CONTRACT WITH MANDERS, MERIGHI, PORTADIN, FARRELL ARCHITECTS, L.L.C., FOR ARCHITECTURAL SERVICES FOR THE BRIDGETON DOWNTOWN DEVELOPMENT PROJECT

WHEREAS, the Cumberland County Improvement Authority (the “Authority”) through a Shared Services Agreement with the County of Cumberland, entered into a Contract with Manders Merighi Portadin Farrell Architects, L.L.C. for Architectural Services for the Bridgeton Downtown Development Project; and

WHEREAS, the need has arisen to issue a Change Order to the Contract resulting in an increase to the Contract amount as follows:

<u>Reason for Change</u>	<u>Increase/(Decrease) in Contract Amount</u>
Change Order No. 1 – Revise design of a 3-story, 60,000 square foot building to house Cumberland County Board of Social Services to a 3-story, 33,000 square foot building to house Cumberland County Administration and Cumberland County / City of Bridgeton Library.	\$286,900.00
Total Amount of All Change Orders to Date	\$286,900.00

WHEREAS, Manders Merighi Portadin Farrell Architects, L.L.C. and the Authority through their designated representatives, have negotiated an increase in said contract in the amount of

\$286,900.00. To date, the Change Orders for this project total \$286,900.00

NOW THEREFORE, BE IT RESOLVED BY THE CUMBERLAND COUNTY IMPROVEMENT AUTHORITY, as follows:

1. This Change Order to the contract with Manders, Merighi, Portadin, Farrell Architects, L.L.C. for the Bridgeton Downtown Development Project shall not exceed \$286,900.00.
2. Money necessary to fund said Change Order shall be charged to the following Line Item Appropriation or Account No. C-11-02-002-812.

Passed and adopted at a meeting of the Cumberland County Improvement Authority held at its offices located at 2 N. High Street, Millville, New Jersey on Wednesday, October 23, 2013, at 4:00 p.m. prevailing time.

CERTIFICATE OF AVAILABILITY OF FUNDS FOR CONTRACT

I, Mary Triboletti, CPA, Chief Financial Officer of the Cumberland County Improvement Authority, do hereby certify pursuant to the rules of the Local Finance Board that there are available adequate funds for Change Order Number 1 to the subject contract between the Cumberland County Improvement Authority and Manders, Merighi, Portadin, Farrell Architects, L.L.C. Money necessary to fund said Change Order has been projected in the amount of \$286,900.00. Money necessary to fund said Change Order has been provided by a loan from the Cumberland County Improvement Authority and shall be charged to the following Line Item Appropriation or Account No. C-11-02-002-812. These funds will not be certified as being for more than one (1) Change Order.

Date: _____

Mary Triboletti, CPA, Chief Financial Officer

Reviewed By:

Board Member

PUBLIC NOTICE

The Cumberland County Improvement Authority has amended the following contract which was awarded by way of the Fair and Open Process pursuant to N.J.S.A. 40A:11-1, et seq. This contract and the resolution authorizing it are available for public inspection at the Authority's offices located at 2 N. High Street, Millville, New Jersey 08332 from 8:00 a.m. to 4:30 p.m.

AMENDED:	Manders Merighi Portadin Farrell Architects, L.L.C.
SERVICES:	Professional Architectural Services Bridgeton Downtown Development Project
DURATION:	October 23, 2013 to February 28, 2014
AMOUNT:	\$286,900.00



Cumberland County Improvement Authority

	Yes	No	Abstain	Absent
KELLY	X			
NEDOHON	X			
VELEZ	X			
JONES	X			
OLIVIO	X			

Resolution Number: 2013-128
 Dated: October 23, 2013
 Offered By: Mr. Nedohon
 Seconded By: Mr. Velez

**RESOLUTION OF THE CUMBERLAND COUNTY IMPROVEMENT AUTHORITY
 AUTHORIZING ACCEPTANCE OF THE FINDINGS OF THE APPRAISAL REPORT FOR
 PROPERTY OWNED BY RD MANAGEMENT, L.L.C. IN THE CITY OF MILLVILLE,
 CUMBERLAND COUNTY AND AUTHORIZING THE AUTHORITY AND ITS COUNSEL
 TO PURSUE THE ACQUISITION OF THE PROPERTY IN QUESTION**

WHEREAS, on February 26, 2013, the Cumberland County Improvement Authority (the “Authority”) entered into a Shared Services Agreement (the “Shared Services Agreement”) with the County of Cumberland (the “County”), pursuant to which the Authority and the County agreed, *inter alia*, to work jointly with respect to the acquisition, development, and sale of real estate in the County for public purposes; and

WHEREAS, the Authority is developing a new building for the Cumberland County Vocational-Technical School (the “Tech School”) to be known as the Cumberland County Technical Education Center (the “Tech Center”); and

WHEREAS, students attending the Tech Center may potentially require the use of athletic fields; and

WHEREAS, the location of the Tech Center is planned to be, in part, on lands owned by the Cumberland County College (the “County College”) that are currently being utilized by the County College as athletic fields; and

WHEREAS, the County College has identified the need for additional land to build replacement athletic fields due, in part, to the proposed building of the Tech Center at the current location of the County College’s athletic fields; and

WHEREAS, the County College has also identified the need for additional land for future expansion of its campus; and

WHEREAS, the Authority finds and declares that the construction of the Tech Center and athletic fields to be used by the County College and the Tech School, and the future expansion of the County College campus would serve the important public purpose of providing additional public facilities to be used by the students of the County College and the Tech School; and

WHEREAS the public shall further benefit from the development of these educational institutions which offer classes and other programs to the general public and provide individuals living in the County with the skills needed in order to enter the workforce; and

WHEREAS, the Authority finds and declares that certain property in the City of Millville, Cumberland County, New Jersey is required for the public purpose of constructing the Tech Center and the athletic fields to be used by the County College and the Tech School, as well as providing the County College with the land necessary for future campus expansion (the “Project”); and

WHEREAS, the Authority deems it necessary to the Project to acquire fee simple absolute title and easements, if any, in a portion of certain real property in the City of Millville, Cumberland County, New Jersey, identified as Block 19, Lot 2 on the Tax Assessment Map of the City of Millville (the “Property”); and

WHEREAS, according to the public records of the County, the Property is currently owned by RD Management, L.L.C; and

WHEREAS, the amount of the Property necessary for the Authority to acquire from RD Management LLC for the Project is 38.28 acres in fee simple (the “Subject Property”) as more fully set forth in Exhibit “A” attached hereto and made a part hereof; and

WHEREAS, the Authority, pursuant to its development powers under the County Improvement Authorities Law, N.J.S.A. 40:37A-44 *et seq.*, and consistent with the Shared Services Agreement, seeks to assist the County College and the Tech School in acquiring the Subject Property by purchase or the exercise of eminent domain necessary for the Project; and

WHEREAS, the Authority’s outside counsel, Archer & Greiner, P.C., retained J. McHale & Associates, Inc. to prepare an appraisal for the Subject Property (the “Appraisal Report”); and

WHEREAS, J. McHale & Associates, Inc. produced the Appraisal Report dated October 14, 2013, which valued the Subject Property at \$1.4 million.

NOW THEREFORE, BE IT RESOLVED BY THE CUMBERLAND COUNTY IMPROVEMENT AUTHORITY, as follows:

1. The Authority accepts the findings of the Appraisal Report for the Subject Property.
2. The Authority’s Staff and its outside counsel are hereby authorized to take all necessary steps on behalf of the Authority to enable the Authority to acquire the Subject Property pursuant to the Eminent Domain Act, N.J.S.A. 20:3-1, *et seq.*, including, but not limited to, making a purchase offer for the Subject Property based upon the Appraisal Report, entering

into good faith negotiations with the owner of the Subject Property, and, if good faith negotiations are unsuccessful, filing and litigating a condemnation claim in state court and taking title to the Subject Property through a declaration of taking.

3. This Resolution shall take effect immediately upon adoption this 23rd day of October, 2013.

Passed and adopted at a meeting of the Cumberland County Improvement Authority held at its offices located at 2 N. High Street, Millville, New Jersey, on Wednesday, October 23, 2013, at 4:00 p.m. prevailing time.

EXHIBIT A



**CONSULTING ENGINEERS • PLANNERS
LAND SURVEYORS • ENVIRONMENTAL SERVICES**

Corporate Office:

629 Shiloh Pike • Bridgeton • New Jersey • 08302

Phone: 856-451-2990 • Fax: 856-455-9702

www.fralinger.com

Albert A. Fralinger, Jr., PE, PLS & PP
J. Michael Fralinger, Sr. (1957-2009)
Charles M. Fralinger, PLS
Carl R. Gaskill, PE, PLS, PP & CME
Stephen J. Nardelli, PE, PP, CME & CPWM
Barry S. Jones, PLS & PP
Guy M. DeFabrites, PLS & PP
Stephen P. McKeich, PLS
William J. Olbrich, PLS
Matthew Baldino, PE, CME
Robert A. Mulford, III, PE, CME
Scott A. Adams, PLS
Corey R. Gaskill, PE, CME
J. Michael Fralinger, Jr., PE, CME

Civil Engineering
Land Use Planning & Design
Site Engineering
Traffic Engineering
Land Surveying
Municipal Engineering
Soils Investigation
Traffic Impact Studies
NJDOT Permitting
Phase I Environmental Studies
Permeability Testing
Septic System Design
Wetlands Delineation
Global Positioning Surveying (GPS)
Geographic Information Systems (GIS)
Planning/Zoning Board Representation

**BLOCK 19, LOT 2 (PART)
TAKING DESCRIPTION
SEPTEMBER 24, 2013**

ALL that certain part and parcel of land situate, lying, and being in the City of Millville, County of Cumberland, State of New Jersey and being more particularly described as follows:

BEGINNING at a point for a corner in the southerly line of College Drive (a.k.a. County Route 628, 66 feet wide); said point being South $85^{\circ} 41' 49''$ West, 2,608.92 feet, from the intersection of said southerly line with the westerly line of NJSH Route 47 (a.k.a. Delsea Drive, 66 feet wide); said beginning point having NJPCS NAD /83 (07) values of North 219,831.92 feet and East 336,720.02 feet; thence

(1) over, through and along remaining land of now or formerly Sixth Gloucester Corp., South $04^{\circ} 18' 11''$ East, 1,733.24 feet, to an iron bar set for a corner in the northeasterly line of NJSH Route 55 (limited access, 300 feet wide); thence

(2) along said northeasterly line, along a curve to the right and northwesterly, having a radius of 5,850.00 feet, an arc distance of 1,424.06 feet (Chord = North $55^{\circ} 39' 48''$ West, 1,420.55 feet) to an iron bar set for a corner; thence


(3) along the easterly line of land of now or formerly Millville Manufacturing and the easterly line of land of Cumberland County College, North $04^{\circ} 18' 10''$ West, 1,554.34 feet, to an iron bar found for a corner in the curved southwesterly line of College Drive and passing over a concrete monument found in line 431.94 feet, from the beginning of this course; thence

(4) along said southwesterly line, along a curve to the left and southeasterly, having a radius of 1,079.84 feet, an arc distance of 1,317.05 feet (Chord = South $59^{\circ} 22' 46''$ East, 1,236.92 feet); thence

(5) along the southerly line of College Drive, North 85° 41' 49" East, 95.40 feet, to the Place of Beginning.

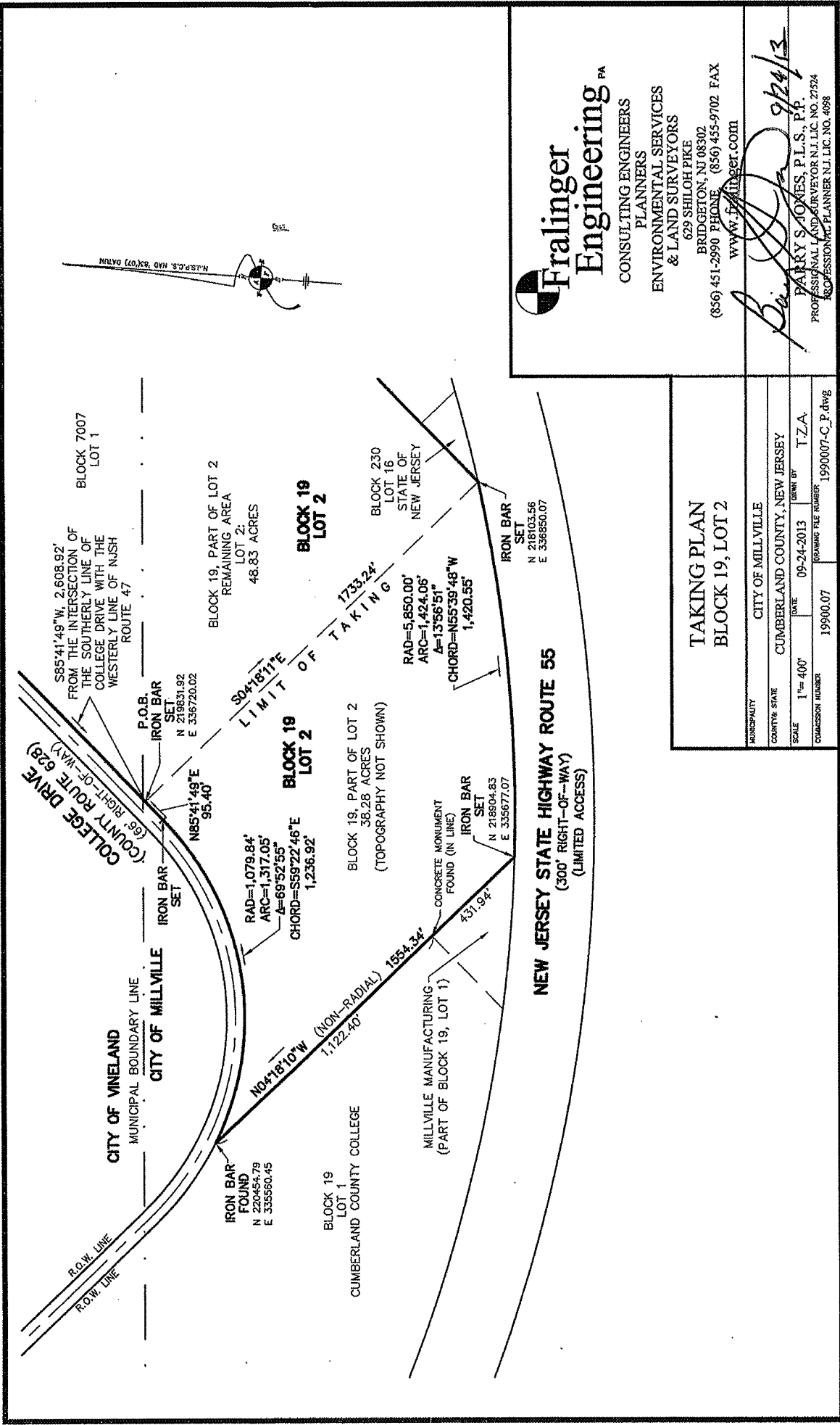
CONTAINING 38.28 acres of land, to be the same, more or less.

BEING a part of Lot 2 of Block 19 as shown on the City of Millville Tax Assessment Map.



Barry S. Jones
Professional Land Surveyor
New Jersey License No. 27524
Date: September 24, 2013
Comm. No.: 19900.07

BSJ/kmm



Fralinger Engineering PA
 CONSULTING ENGINEERS
 PLANNERS
 ENVIRONMENTAL SERVICES
 & LAND SURVEYORS
 629 SHILOH PIKE
 BRIDGETON, NJ 08302
 (856) 451-2990 PHONE (856) 455-9702 FAX
 WWW.FRALINGER.COM

Barry S. Jones
 BARRY S. JONES, P.L.S., P.E.
 PROFESSIONAL LAND SURVEYOR N.J.L.C. NO. 77524
 PROFESSIONAL PLANNER N.J.L.C. NO. 4098

9/24/13

TAKING PLAN
BLOCK 19, LOT 2

MUNICIPALITY	CITY OF MILLVILLE		
COUNTY & STATE	CUMBERLAND COUNTY, NEW JERSEY		
SCALE	1" = 400'	DATE	09-24-2013
COMMISSION NUMBER	19900.07	DRAWN BY	T.Z.A.
		ISSUING FILE NUMBER	1990007-C.P.dwg



Cumberland County Improvement Authority

	Yes	No	Abstain	Absent
KELLY	X			
NEDOHON	X			
VELEZ	X			
JONES	X			
OLIVIO	X			

Resolution Number: 2013-129
Dated: October 23, 2013
Offered By: Mr. Nedohon
Seconded By: Mr. Velez

RESOLUTION AUTHORIZING A LOAN TO THE MILLVILLE URBAN REDEVELOPMENT CORPORATION (MURC) TO COMPLETE THE CUMBERLAND COUNTY COLLEGE ARTS & BUSINESS INNOVATION CENTER IN DOWNTOWN MILLVILLE

WHEREAS, the Millville Urban Redevelopment Corporation (MURC) was formed by the City of Millville to conduct economic development activities. In that role, MURC has developed the Cumberland County College Arts & Business Innovation Center in downtown Millville in partnership with Cumberland County College; and

WHEREAS, the proposed Cumberland County College Arts & Business Innovation Center is expected to envelop much of the 300 block of North High Street. This location would place it squarely in the Arts District and proximate to restaurants and retail shopping opportunities. It would also be a highly visible location and one that generates considerable vehicular and pedestrian traffic; and

WHEREAS, the cost of the project is estimated at \$7.0 million dollars and would be funded through contributions by the County College, grant sources, bonding of various types, and other partners and programs; and

WHEREAS, the finished facility would generate a tremendous amount of pedestrian traffic in Millville's Central Business District. It would inject new disposable income that businesses in the area could attract. Restaurant patrons, new visitors to the Renaissance Center, additional customers at framing shops, supply shops, and other retailers in the area would be generated by the new facility. In addition, by marketing the services and technical support provided as a Downtown Business Innovation Center, additional income to support and sustain its operation could be generated; and

WHEREAS, to date, the MURC has purchased three (3) of the four (4) properties necessary for this project to be built. The last remaining property is 321-323 North High Street owned by Sun Bank. MURC has entered into a contract to purchase this property for the sum of \$150,000 plus

\$75,000 in project development costs for a total of \$225,000; and

WHEREAS, the MURC has requested a loan from the Improvement Authority, secured by a first mortgage for \$225,000 to fund this purchase; and

WHEREAS, the Executive Director of this Authority recommends that the Board approve this loan request based upon the following:

1. The loan allows MURC to reduce its current payment.
2. The property provides necessary loan to value coverage (42% LTV) to the CCIA.
3. The loan provides a revenue mechanism to the CCIA in excess of the current interest rate (3% vs. 0.4%).
4. It is consistent with our mission to assist with redevelopment initiatives in our County.
5. It will provide a first lien position on the property.
6. It will be guaranteed and repaid by MURC until the project is completed or in the event the project is not completed, will continue to make payments pursuant to the loan agreement.

NOW THEREFORE, BE IT RESOLVED BY THE CUMBERLAND IMPROVEMENT AUTHORITY, as follows:

1. This Authority hereby approves a loan in the amount of \$225,000 to the Millville Urban Redevelopment Corporation for the acquisition of the property necessary to complete the Cumberland County College Arts & Business Innovation Center in downtown Millville.
2. The terms of the loan are as follows:
 - a) \$225,000.00 Loan amount
 - b) 3% Interest rate
 - c) 15 Year term
 - d) 5 Year balloon

Passed and adopted at a meeting of the Cumberland County Improvement Authority held at its offices located at 2 N. High Street, Millville, New Jersey, on Wednesday, October 23, 2013, at 4:00 p.m. prevailing time.



Cumberland County Improvement Authority

	Yes	No	Abstain	Absent
KELLY	X			
NEDOHON	X			
VELEZ	X			
JONES	X			
OLIVIO	X			

Resolution Number: 2013-130
Dated: October 23, 2013
Offered By: Mr. Nedohon
Seconded By: Mr. Velez

AWARDING CONTRACT FOR PROFESSIONAL CONSULTING SERVICES PURSUANT TO THE FAIR AND OPEN PROCESS TO T & M ASSOCIATES, INC. TO CONDUCT AN ENERGY MASTER PLAN / FACILITY ENERGY FEASIBILITY STUDY FOR THE CUMBERLAND COUNTY IMPROVEMENT AUTHORITY

WHEREAS, the Cumberland County Improvement Authority has a need for Professional Consulting Services to prepare an Energy Master Plan / Facility Energy Feasibility Study to identify strategies the Cumberland County Improvement Authority can utilize to reduce the cost of operations through a reduction in energy use; and

WHEREAS, the purpose of this study is to identify what actions the Improvement Authority can take to reduce our energy use at all sites, leverage existing market conditions for alternative energy use, and provide strategies for implementation; and

WHEREAS, funds are available for this purpose through the Recycling Enhancement Act (REA) Grant Budget which includes \$24,400 for this study; and

WHEREAS, we received quotes from two (2) firms as follows:

1. Adams, Rehmann & Heggan Associates, Inc., 850 S. White Horse Pike, Hammonton, New Jersey 08037-2019
2. T & M Associates, Inc., 11 Tindall Road, Middletown, New Jersey 07748

WHEREAS, it was determined that the proposal submitted by T & M Associates, Inc. met the Improvement Authority's requirements; and

NOW THEREFORE, BE IT RESOLVED BY THE CUMBERLAND COUNTY IMPROVEMENT AUTHORITY, as follows:

1. The Chairman of the Authority or his designee is hereby authorized and directed to execute the agreement filed with the Secretary and with T & M Associates, Inc. to prepare an Energy Master Plan / Facility Energy Feasibility Study for an amount not to exceed \$24,400.00.
2. That the said contract shall be charged to Line Item Appropriation or Account No. 02-06-005-555.

Passed and adopted at a meeting of the Cumberland County Improvement Authority held at its offices located at 2 N. High Street, Millville, New Jersey on Wednesday, October 23, 2013, at 4:00 p.m. prevailing time.

CERTIFICATE OF AVAILABILITY OF FUNDS FOR CONTRACT

I, Mary Triboletti, CPA, Chief Financial Officer of the Cumberland County Improvement Authority, do hereby certify pursuant to the rules of the Local Finance Board that there are available adequate funds for the proposed contract between the Cumberland County Improvement Authority and T & M Associates, Inc. Money necessary to fund said contract has been projected in the amount of \$24,400.00. Money necessary to fund said contract has been provided in the 2013 Recycling Enhancement Act (REA) Grant Budget and shall be charged to the following Line Item Appropriation or Account Number 02-06-005-555. These funds will not be certified as being for more than one (1) pending contract.

Date: _____

Mary Triboletti, CPA, Chief Financial Officer

Reviewed By:

Board Member

PUBLIC NOTICE

The Cumberland County Improvement Authority has awarded the following contracts by way of the Fair and Open Process pursuant to N.J.S.A. 40A:11-1, et seq. This contract and the resolution authorizing it are available for public inspection at the Authority's offices located at 2 N. High Street, Millville, New Jersey 08332 from 8:00 a.m. to 4:30 p.m.

AWARDED TO:	T & M Associates, Inc.
SERVICES:	Professional Consulting Services Energy Master Plan / Facility Energy Feasibility Study
DURATION:	October 23, 2013 to January 31, 2014
AMOUNT:	\$24,400.00



Cumberland County Improvement Authority

	Yes	No	Abstain	Absent
KELLY	X			
NEDOHON	X			
VELEZ	X			
JONES	X			
OLIVIO	X			

Resolution Number: 2013-131
Dated: October 23, 2013
Offered By: Mr. Nedohon
Seconded By: Mr. Velez

AUTHORIZING A CONTRACT WITH T & M ASSOCIATES, INC. FOR PROFESSIONAL ENGINEERING SERVICES FOR PHASE II OF THE ENVIRONMENTAL REVIEW FOR THE BRIDGETON DOWNTOWN DEVELOPMENT PROJECT

WHEREAS, the Cumberland County Improvement Authority has entered into a Shared Services Agreement with the County of Cumberland for the purposes of development of real estate and improvements to real estate; and

WHEREAS, pursuant to the scope of understanding between the CCIA and the County of Cumberland that the parties work cooperatively for the utilization of resources including purchase, acquisition, lease, utilization of each other's resources, and other cooperative efforts for the purpose of the development and improvements to real estate; and

WHEREAS, the engineering firm, T & M Associates, Inc. has previously submitted Requests for Qualifications to the County of Cumberland; and

WHEREAS, the proposed work pertains to the next phase of the environmental review and associated activities for the Bridgeton Downtown Development Project; and

WHEREAS, pursuant to the Shared Services Agreement between the County of Cumberland and the CCIA, the parties are permitted, and the Improvement Authority is specifically permitted, to utilize all resources including those involved in the Request for Proposals, public bidding procedures, financial, engineering, and other technical resources to the parties' mutual interest; and

NOW THEREFORE, BE IT RESOLVED BY THE CUMBERLAND COUNTY IMPROVEMENT AUTHORITY, as follows:

1. That a contract be awarded to T & M Associates, Inc. in an amount not to exceed \$45,000.00 for Phase II Environmental Review and associated activities for the Bridgeton Downtown Development Project.

Passed and adopted at a meeting of the Cumberland County Improvement Authority held at its offices located at 2 N. High Street, Millville, New Jersey on Wednesday, October 23, 2013, at 4:00 p.m. prevailing time.

PUBLIC NOTICE

The Cumberland County Improvement Authority has awarded a contract by way of the Fair and Open Process pursuant to N.J.S.A. 40A:11-1, et seq. This contract and the resolution authorizing it are available for public inspection at the Authority's offices located at 2 N. High Street, Millville, New Jersey 08332 from 8:00 a.m. to 4:30 p.m.

AWARDED TO:	T & M Associates, Inc.
SERVICES:	Professional Engineering Services For the Bridgeton Downtown Development Project (Phase II Environmental Review and Associated Activities)
DURATION:	October 23, 2013 to December 31, 2013
AMOUNT:	\$45,000.00



Cumberland County Improvement Authority

	Yes	No	Abstain	Absent
KELLY	X			
NEDOHON	X			
VELEZ	X			
JONES	X			
OLIVIO	X			

Resolution Number: 2013-132
Dated: October 23, 2013
Offered By: Mr. Nedohon
Seconded By: Mr. Velez

RESOLUTION REJECTING ALL BIDS FOR THE REMOVAL, HAULING, AND DELIVERY OF LEACHATE GENERATED AT THE CUMBERLAND COUNTY SOLID WASTE COMPLEX

WHEREAS, on October 22, 2013, the Cumberland County Improvement Authority ("the Authority") duly received, publicly opened, and read bids for Removal, Hauling, and Delivery of Leachate Generated at the Cumberland County Solid Waste Complex; and

WHEREAS, two (2) bids were received, one (1) from Russell Reed Waste Hauling and one (1) from C & H Disposal; and

WHEREAS, the wrong bid documents were issued by the Cumberland County Improvement Authority.

NOW THEREFORE, BE IT RESOLVED BY THE CUMBERLAND COUNTY IMPROVEMENT AUTHORITY as follows:

1. The Authority hereby exercises their option to reject all bids and re-advertise the project.
2. The project may be re-advertised upon adoption of this resolution.
3. The Authority and its Staff are directed to forward a copy of this resolution, upon adoption, to all bidders for the project to ensure that they receive notification of the rejection of these bids.

Passed and adopted at a meeting of the Cumberland County Improvement Authority held at its offices located at 2 N. High Street, Millville, New Jersey, on Wednesday, October 23, 2013 at 4:00 p.m. prevailing time.



Cumberland County Improvement Authority

	Yes	No	Abstain	Absent
KELLY	X			
NEDOHON	X			
VELEZ	X			
JONES	X			
OLIVIO	X			

Resolution Number: 2013-133
Dated: October 23, 2013
Offered By: Mr. Nedohon
Seconded By: Mr. Velez

APPROVAL OF ISSUING CHECKS FOR PAYMENTS AS SUBMITTED FOR THE MONTH

RESOLVED, by the Members of the Cumberland County Improvement Authority, that the bills presented at this meeting, per the detailed list attached, amount to \$442,797.79 and the same are hereby approved and passed by this Board of the Cumberland County Improvement Authority be and is hereby authorized and directed to issue Authority checks in payment of same.

CERTIFICATE OF AVAILABILITY OF FUNDS FOR TREASURER'S REPORT

I, Mary Triboletti, CPA, Chief Financial Officer of the Cumberland County Improvement Authority, do hereby certify pursuant to the rules of the Local Finance Board that there are available adequate funds for the proposed Treasurer's Report. Money necessary to fund said Treasurer's Report has been projected in the amount of \$442,797.79. Money necessary to fund said Treasurer's Report has been provided in the 2013 Budget and shall be charged to the following line item appropriation or account numbers (see attached). These funds will not be certified as being for more than one (1) pending Treasurer's Report.

DATE: _____

Mary Triboletti, CPA, Chief Financial Officer

REVIEWED BY:

Board Member



Cumberland County Improvement Authority

	Yes	No	Abstain	Absent
KELLY	X			
NEDOHON	X			
VELEZ	X			
JONES	X			
OLIVIO	X			

Resolution Number: 2013-134
Dated: October 23, 2013
Offered By: Mr. Nedohon
Seconded By: Mr. Velez

APPROVAL OF ISSUING CHECKS FOR PAYMENTS IN RELATION TO DEVELOPMENT PROJECTS FOR THE MONTH PURSUANT TO VARIOUS SHARED SERVICES AGREEMENTS

RESOLVED, by the Members of the Cumberland County Improvement Authority, that the bills presented at this meeting, per the detailed list attached, amount to \$70,577.39 and the same are hereby approved and passed by this Board of the Cumberland County Improvement Authority be and is hereby authorized and directed to issue Authority checks in payment of same.

CERTIFICATE OF AVAILABILITY OF FUNDS FOR TREASURER'S REPORT

I, Mary Triboletti, CPA, Chief Financial Officer of the Cumberland County Improvement Authority, do hereby certify pursuant to the Shared Services Agreement between the County of Cumberland and the CCIA, and Resolution 2013-059, as amended, that there are available adequate funds for the proposed Treasurer's Report. Money necessary to fund said Treasurer's Report has been projected in the amount of \$70,577.39. Money necessary to fund said Treasurer's Report has been provided by a loan from the Cumberland County Improvement Authority and shall be charged to the following line item appropriation or account numbers (see attached). These funds will not be certified as being for more than one (1) pending Treasurer's Report.

DATE: _____

Mary Triboletti, CPA, Chief Financial Officer

REVIEWED BY:

Board Member



Cumberland County Improvement Authority

	Yes	No	Abstain	Absent
KELLY	X			
NEDOHON	X			
VELEZ	X			
JONES	X			
OLIVIO	X			

Resolution Number: 2013-135
Dated: October 23, 2013
Offered By: Mr. Nedohon
Seconded By: Mr. Velez

RECOGNIZING PAYMENTS FOR PURCHASES MADE UNDER STATE CONTRACT

WHEREAS, the Authority has duly passed and adopted Resolution #2012-091, Authorizing the Cumberland County Improvement Authority to purchase materials according to the terms of pertinent State Contracts, according to N.J.S.A. 40A:11-12; and

WHEREAS, the Authority has passed and adopted Resolution #2013-132 Approval of Issuing Checks for Payments as submitted for the month, which includes payments for purchases made pursuant to N.J.S.A. 40A:11-12.

NOW, THEREFORE BE IT RESOLVED BY THE CUMBERLAND COUNTY IMPROVEMENT AUTHORITY as follows:

1. That the attached list of payments are for purchases made pursuant to Authority Resolution #2012-091 and N.J.S.A. 40A:11-12, and are hereby recognized and acknowledged.

Passed and adopted at a meeting of the Cumberland County Improvement Authority held at its offices located at 2 N. High Street, Millville, New Jersey, on Wednesday, October 23, 2013, at 4:00 p.m. prevailing time.



Cumberland County Improvement Authority

	Yes	No	Abstain	Absent
KELLY	X			
NEDOHON	X			
VELEZ	X			
JONES	X			
OLIVIO	X			

Resolution Number: 2013-136
Dated: October 23, 2013
Offered By: Mr. Velez
Seconded By: Mr. Olivio

AUTHORIZING THE BOARD TO MOVE INTO PRIVATE SESSION FOR CONTRACTUAL MATTERS OF THE AUTHORITY

WHEREAS, Section 8 of the Open Public meetings Act (NJSA 10:4-12(b) et seq.) permits the exclusion of the public from meeting in certain circumstances; and,

WHEREAS, the Members of the Cumberland County Improvement Authority are of the opinion that such circumstances exist.

NOW THEREFORE, BE IT RESOLVED BY THE CUMBERLAND COUNTY IMPROVEMENT AUTHORITY, as follows:

1. The public shall be excluded from discussion in a closed session.
2. The general nature of the subject matter to be discussed is as follows:
contractual matters.
3. It is anticipated at this time that the above stated subject matter will be made public as soon as it is deemed to be in the public interest to do so.
4. This resolution shall take effect immediately.

Passed and adopted at a meeting of the Cumberland County Improvement Authority held at its offices located at 2 N. High Street, Millville, New Jersey on Wednesday, October 23, 2013, at 4:00 p.m. prevailing time.