

CUMBERLAND COUNTY IMPROVEMENT AUTHORITY
MINUTES OF REGULAR MEETING
WEDNESDAY, AUGUST 27, 2025

This meeting was held in person and telephonically in accordance with the Remote Public Meeting Guidance provided by the Division of Local Government Services and pursuant to N.J.S.A. 10:4-9.1.

Meeting Opening

The meeting was called to order at approximately 4:00 p.m. by Ms. Schneider. The notice of the meeting was read by Ms. Schneider.

Roll call of the Board Members of the Improvement Authority was taken. Mr. Jones-Present; Ms. Schneider - Present; Mr. Hemple-Present; Mr. Barse-Present; Mr. Scythes-Absent

The Pledge of Allegiance was recited.

Commissioners present: James Sauro

Approval of Agenda

Ms. Schneider asked for a motion to approve the agenda. The motion was made by Mr. Hemple, seconded by Mr. Barse.

Mr. Jones Yes; Ms. Schneider Yes; Mr. Hemple Yes; Mr. Barse Yes; Mr. Scythes Absent
The motion was approved by a 4-0 Vote.

Approval of Minutes

Ms. Schneider asked for a motion to approve the July 2025, Regular Meeting and Executive Session Minutes. The motion was made by Mr. Barse, seconded by Mr. Jones.

Mr. Jones Yes; Ms. Schneider Yes; Mr. Hemple Yes; Mr. Barse Yes; Mr. Scythes Absent
The motion was approved by a 4-0 Vote.

Audit Presentation: Martini & Martini CPA's

President/C.E.O.'s Monthly Report

Building Operations:

Authority staff maintain all owned/leased properties as well as the college campus and Rowan Medicine Building. Renovations to the college library and administrative area are underway. Scheduling was delayed but work should commence shortly and be completed shortly after the new school year. A check presentation ceremony has been scheduled in September to announce the second rebate contribution of \$280,269.00 for the college controls upgrades. The total rebate is expected to be between \$300,000 to \$400,000.

The Stormwater Pollution Prevention Plan (SPPP) was approved by the college and is on the agenda for board consideration and approval. The plan is required pursuant to the new storm water regulations. Leases are being executed and negotiated for tenancy at the Fenwick Plaza building in Salem. Salem workforce development will be in the facility along with county job training and state DOL. We are finalizing use agreement with the Cumberland County Tactical Team for training to be conducted at Wood Street school and other Authority facilities.

The Authority continues to seek out replacement tenants for the vacant space at 275 N. Delsea Drive. Proposals are being sought for repainting the 1st floor suite.

The parking lot at 745 and the Administrative Building at the landfill are completed. Staff has relocated from temporary office trailers and punch list items are being completed. The building looks great.

Economic Development:

Our annual Improving Your Tomorrow event will be held on September 11th on the grounds of our Administrative Building. Event notices have been mailed and placed on social media. We have more than 30 sponsors for the event. Agenda will cover the landfill microgrid and alternative economic development opportunities including the new GM for Trout National and State Film Commission representatives. I will be the keynote speaker for the BPU's quarterly business summit in Camden. I will also be the Keynote speaker for the annual Cumberland/Salem Economic Development Summit sponsored by the SJ Chamber.

Planning and registration for 2025-2026 Leadership Cumberland County program is underway. The Authority partnered with the Cumberland Empowerment Zone (CEZC) and NJ Small Business Development Center (NJSBDC) to conduct a small business support service and workshop for local businesses. More than 35 businesses attended two sessions. Spanish speaking trainers were available for the sessions.

The Authority continues to facilitate additional funding options with Lassonde to identify funding. We are also assisting Levoni with approvals needed for a new business opportunity.

CEP Solar working on site plan and initial solar array strategy for Lebanon Road project.

County Commissioner meetings are held intermittently to review Economic Development initiatives, goals and objectives. Economic Development Committee meetings will be open for virtual participation for County Commissioner Liaisons. A proposed agenda is forwarded in advance of the meeting.

The Authority is progressing well with its work as the One Stop Coordinator for Cumberland, Salem and Cape May Counties. Several partnerships and initiatives have already commenced.

Synagro has reopened its facility and is slowly ramping up production to ensure that there are no odor issues. Simultaneously, Synagro is working on building and equipment upgrades previously discussed.

NJR Clean Energy Ventures received a revised interconnection cost proposal from ACE for the Deerfield Municipal Landfill solar project. Unfortunately, we are still waiting for ACE to send formal agreement.

The Authority continues to work with NJ Treasury on two additional NJSP Barracks in Burlington and Hunterdon. Initial site evaluation (survey, soil and environmental) is underway for both sites. Conceptual site plans have been developed and will be coordinated with architectural plans.

Pursuant to Cumberland County's directive, the regional jail project remains on hold until further notice. Bond balance and possible defeasance has been recommended by bond counsel. No formal action has been taken by the county.

The Authority is waiting to hear further regarding next steps for a Salem County animal shelter solution. CCIA architectural interns worked with staff to conduct site and building evaluations.

The Cape May County Justice Complex will commence site clearing and construction on October 1st due to CAFRA requirements.

The Cape May Police Facility bid was officially posted. Pre-construction meetings and site visits are being coordinated by Authority staff as are final DOC approvals and authorizations.

Other construction projects are progressing well. Upper Deerfield BOE addition is underway. A groundbreaking ceremony is scheduled for September 15th.

The East Lynne Theater Board approved the CM contract with the Authority for its expansion project in the City.

CM and development fees are designed to sustain operations and provide additional revenue to offset the administrative costs associated with the economic development operations/staffing and marketing. Funds also allow for continued capital financing, supplementing of shared services, matching contributions, and similar investments throughout the county.

Shared Services:

The Authority is currently engaged in shared service agreements with CCTEC, Upper Deerfield BOE, Bridgeton BOE, Salem Community College, Salem City, Ranch Hope and Salem County, LSA, Rowan University, CCUA, Cape May City, Cape May County, Bridgeton BOE, Ranch Hope, Salem City, Penns Grove, Voorhees, NJ Treasury, Berlin and Burlington Bridge Commission.

The Authority will be issuing revenue bonds for the new state police barracks. Those bonds will be guaranteed by 30-year treasury leases. A county guarantee will further enhance the bonds and would derive a fee of \$250,000. The Authority is waiting for formal county approval to proceed with LFB approval process. The Authority has created an opportunity for the County to benefit from development projects in other counties.

This fee, along with the rebate noted above and the annual cash contribution of \$825,000, would result in an annual contribution of just under \$1.5 million to the county.

The Authority is awaiting the county's final review and approval of property disposition shared services agreement.

County Health Department budgeting is complete and the Authority's contribution for 2025-2026 fiscal year is approximately \$120,000

Debris Management Plan: Still working with the County and a few remaining municipalities to complete the plan. An approved plan expedites processing and increases the FEMA cost sharing ratio for municipalities throughout the county.

The Authority continues to work with Holly City Development Corporation to implement its lead abatement program. Several units are almost complete, and many others are in process. Authority provides PM services for the HCDC lead paint abatement program.

Final plans and specifications are almost complete for the new CCTEC expansion. Bids will be released, and pre-construction meeting is scheduled for late August. The County will provide 25% of the total project costs; approximately \$2.5 million. The CCIA is providing CM services to CCTEC. Construction contract cannot be awarded unless county funding is finalized.

The Landbank is fully approved. Authority interns have been conducting site evaluations and mapping to better determine implementation strategy for landbank properties. Ordinance and Agreement are complete. This information is being uploaded in real time to planning software that allows us to store the information electronically. This is only the 2nd existing landbank in the state.

Atlantic City Electric:

We continue to work closely with Economic Development staff to properly plan for infrastructure improvement needed to facilitate new economic development opportunities. We are also working with ACE to develop job training and workforce opportunities with County Workforce Department.

Broadband: Cumberland County has formally agreed to transfer the Middle Mile project to Salem County. Environmental review, pole agreements, applications and plan/specifications are progressing for both the middle and last mile projects. Vineland will be maintain and operate the infrastructure once installed.

Salem, Vineland and Penns Grove received an additional \$23 million in NJBIDE/last mile funding. Vineland has developed its capacity to provide ISP services locally and regionally. An additional \$263 million is now available via BEAD program. Salem has completed its precertification to be eligible for this funding.

The Authority continues to work with SJEDD and SJTA to develop a regional transportation plan. A meeting with NJ Transit Director has been scheduled for September.

Lebanon Rd. Redevelopment:

Our solar development is progressing. An existing interconnection agreement will be utilized for this project that will allow more efficient approval and implementation. The required infrastructure and structure of the deal will be designed to provide benefits to Deerfield Township and its residents. Additional projects are being evaluated for future development.

Landfill/SWC Operations:

More than \$7 million in projects have been completed at the landfill in the past year.

The landfill Gas Header project is completed. Final as-built drawings are completed and will be forwarded to NJDEP. Gas generation is at an all-time high.

We completed two successful NJDEP inspections during the month.

Delcora will be conducting its annual inspection.

Our annual private well testing is completed. There are no concerns and no impact on local wells. Full reporting will be sent to NJDEP and the Township indicating full compliance with DEP regulations.

NextEra and the Authority are working through revised agreement structure, terms and conditions. We are evaluating alternative green energy/RNG options and alternatives.

Heartland and The Authority continue to work with NJDEP to submit the necessary applications. We should receive a major, critical path NJDEP approval very shortly.

Hendrick's House partnership continues to be much improved and has made a direct impact on roadside litter and SWC litter teams. This partnership has extended beyond SWC operations.

Fleet services continue only for Authority (CCIA and ACUA) vehicles and equipment. We also provide fleet services to CCTEC, and the local fire departments.

SWC Administrative Building construction is completed, and staff has moved in. We will schedule an upcoming board meeting in the new building so that everyone can visit and take a tour.

Concrete improvements were made to all three scale lanes at the landfill.

Excavation and underground infrastructure have been slowed due to existing structural conditions but are almost complete. Concrete, steel infrastructure and wiring have commenced. The improvements will increase operational efficiency to benefit residents and small businesses as well as to provide much-needed improvements to staff operational space.

Evaluation and preliminary design for Cell 10 expansion continues. Revised evaluation and computation indicate that the new cell, along with additional modifications to existing cell layout, could add an additional 17 years to the landfill life. Cell 10 will be adjacent to current cells and will not impact the overall landfill/cell footprint. Design and final DEP approvals are expected to take approximately 18-24 months.

Air, leachate, and well testing was completed and found to be in line with DEP regulations. Several inquiries were made by NJDEP following up on the testing. All requests were satisfied. Additionally, NJDEP is utilizing our data as the baseline for statewide testing and evaluations.

Recycling:

Dennis DeMatte dedication ceremony to name the Material Recycling Facility will be held on September 10th.

Waterways Clean Up is scheduled for Saturday, September 27th.

Our reusable bag recycling program received a boost when the governor approved new legislation that funds the disinfection of collected/reused bags. So far, over 6,000 bags have been collected. The collected bags are professionally sanitized and returned to be donated to local food banks. Our most recent load of clean bags was picked up at the end of July and will be donated to All Saints Food Pantry, Big Brothers Big Sisters, the Holly City Development Corporation Food Bank, and any other community partners in need of reusable bags for their pantries.

During the month of July, a total of 511 loads (1754.22 tons) of single stream recycling (IN-RECYCLE/IN-SINGLE) was transported into the Solid Waste Complex.

In July, 5.75 tons of roadside waste was collected by our Clean Communities Road Crew throughout the county. The roads cleaned by our crews, in addition to blue barrels and hotspots, included: Jesse Bridge Road, Sherman Avenue, Lebanon Road, Kenyon Avenue, College Drive, 275, and Carmel Road.

The Sheriff's Labor Assistance Program (SLAP) assists us in roadside cleanups. Each weekend, they clean litter and debris from county roads. Our Clean Community driver picks up the bags and brings them to the SWC for proper disposal. Approximately 131 bags of litter along 50 road miles were collected this month.

We are now refocusing our efforts on education related to contamination and what should and should not be recycled. Composition studies are being conducted in Millville. This process will identify contamination from specific neighborhoods and allow staff to work with municipal recycling representatives to focus education efforts on specific neighborhoods utilizing real time information.

Development and Redevelopment:

Millville Library, County and College Capital Projects, NJ Treasury NJSP Barracks, Bridgeton Fire Station, Bridgeton BOE HVAC, Upper Deerfield BOE Addition, Salem City Affordable Housing, Cape May County Justice Complex, Cape May City PD, and County Capital projects implementation continue.

RCSJ and County Capital Projects:

2023 Chapter 12 Controls upgrades, and misc. facility upgrades are completed. The County will not apply for 2025 Chapter 12 funding. The lighting project was completed on schedule. Renovations to the Library/IT area and the office area were delayed due to contractor availability but should be completed by the end of September.

Bridgeton Fire Station:

Construction is moving along. Project includes renovation to City Hall Annex and new addition. Many of the issues related to unforeseen existing conditions and the age of the building have been evaluated and mitigated. Exterior brick, granite and window replacement are being completed. The Pre-engineered building been delivered to the site.

Bridgeton BOE:

Contractor continues to progress well. We remain on schedule to complete the \$13 million dollar project in time for the September move in date. School is evaluating future projects and partnerships with the CCIA.

Regional County Jail & County Holding Facility:

Pursuant to Cumberland County's directive, the regional jail project remains on hold until further notice. No formal action has been taken by the county. Cease-and-Desist letter received on February 26th.

Construction documentation is 92% complete. Bond defeasance memorandum was forwarded to the county for review.

Cape May County:

Justice Complex project was awarded to Ernest Bock Construction. Contractor mobilization is delayed until September due to CAFRA mitigation issues and regulatory compliance. Scheduling, material ordering, building/construction coordination are being prepared in advance of construction. The Authority will be assisting with CM services.

Cape May City Police Station:

Final bidding documents were completed and issued for bidding. The Authority has been selected as the Construction Manager for the new Cape May City Police Station. Coordination with Department of Corrections continues. Bids are due in September.

Salem City – Linden Street Affordable Housing:

Contractor has mobilized and site work/demolition is underway. Six, 2,000 sf homes will be priced from \$90-\$120,000. Total project value is approximately \$6million. Ceremonial Groundbreaking will take place on September 25th.

Salem County Courthouse Expansion:

This project is complete including additional flooring, painting and interior upgrades.

Salem County Office Renovations:

Project design is underway for interior renovations. Roof repairs are completed. Floor and furniture plans are being finalized, and interior demolition should begin shortly.

Salem County Prosecutor/Elections:

Shared service agreement for office renovations for the Prosecutor's office and Elections was approved, and initial floor/space plan is complete. Estimates are being completed in conjunction with GC and subcontractors.

Salem Community College – Nursing Facility:

Final plans and specifications are almost complete. Site survey, environmental, site plan, GPR and title work completed and/or underway. USED A grant application is complete and has been submitted. The Authority is providing Project Management & CM services. The +/- 7,000-sf facility will provide training opportunities for nursing education and training.

Fenwick Plaza Renovations:

Lease negotiations for second floor and adjacent courtyard offices are complete. Interior demolition on the second and third floors is progressing and is almost complete. The building program will include job training, health services, food desert initiatives, and social service activities. MEP design will maximize rebate opportunities to reduce costs.

NJSP Barracks: Commercial Township:

Construction is progressing ahead of schedule. Exterior building finishes are complete. Interior painting is complete. Floor finishes, fixtures, ceiling tiles are almost completed. Final site plan, basin, concrete and paving are underway. After debt service is paid, property will be transferred to NJ Treasury for \$1. Total project value is approximately \$7.4 million.

Upper Deerfield BOE:

The contractor is mobilized. Site work to begin week of 7/21. The project includes construction of an addition to the current BOE school building for pre-K and K students. Total project value is approximately \$9.2 million. Bonding/grant funding is in place.

CCTEC CTE Expansion:

Final plans and specifications should be completed by August. Bid should be released in September. Expansion of the existing high school building to add approximately 17,000 sf to include Construction Trades, Welding, Manufacturing, and Photonics labs. The Authority is providing PM/CM services to CCTEC. Plans and specifications are being developed, and bidding should take place by September.

NJSP Barracks Burlington/Hunterdon:

State has provided preliminary budget and site approval for proposed projects in Burlington and Hunterdon. Site control is in place for both projects. Predevelopment activities are underway. Site evaluation, surveys, conceptual site plans are moving along. Architectural programming, utilization planning and floor plan development is underway.

CCIA hopes to work with Cumberland County to Bond both projects. Bonds will be secured by long-term NJ Treasury leases.

Resolutions

Ms. Schneider requested a motion to approve the Resolutions by consent.

Ms. Schneider called for a motion to approve Resolutions 2025-098 through 2025-126.

The motion was made by Mr. Hemple and seconded by Mr. Barse.

Mr. Jones Yes; Ms. Schneider Yes; Mr. Hemple Yes; Mr. Barse Yes; Mr. Scythes Absent

The motion was approved by a 4-0 Vote.

Ms. Schneider requested that the Solicitor handle Resolutions on the Agenda. Resolutions were read by Solicitor Gibson.

Roll call vote of the Board Members of the Improvement Authority was taken.

Mr. Jones-Yes; Ms. Schneider-Yes; Mr. Hemple-Yes; Mr. Barse-Yes; Mr. Scythes-Absent

The motion was approved by a 4-0 Vote.

Treasurer's Report

1. Monthly Year over Year Tonnage:
19,887 tons were brought into the Solid Waste Complex, including 9,511 tons of municipal waste generated in the county. The total tonnage increased by 1,207 tons, or 6.5%, compared to the same period in the prior year.
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 decrease in the general fund of \$326,244 for the month and an ending balance of \$2,953,777.
3. Cash and Investments:
Interest earned on the local and trustee accounts for the month amounted to \$37,586 as noted on the schedule of bank account balances.
4. Landfill Operations Summary – Profit and Loss Statement:
Landfill operations generated revenues of \$1,852,925 which included total tipping fees of \$1,779,928 and revenues from other landfill activities of \$72,997. Total revenues of \$1,889,938 less total expenses for the month of \$2,233,828 resulted in a net deficit of \$343,891 due to purchase of a new roll-off truck and a third payroll for the month.
5. Economic Development Operations Summary – Profit and Loss Statement:
Economic Development operations generated revenues of \$829,889 which included rental and management fees of \$709,012, and other Economic Development activities of \$120,877. Total revenues minus total expenses of \$1,109,732 resulted in a net deficit of \$279,843 which is primarily due to expenses related to the new markets tax credit unwind, an increase in debt service and a three-period month.

Old Business – None at this time.

New Business – None at this time

Commissioner Liaison Remarks – Mr. Sauro remarked that the County will hopefully be working on some new projects with The Authority in the near future.

Open Public Comment Session

Ms. Schneider called for a motion to go into Open Public Comment Session. A motion was made by Mr. Barse, seconded by Mr. Hemple to go into Open Public Comment Session.

Mr. Jones Yes; Ms. Schneider Yes; Mr. Hemple Yes; Mr. Barse Yes; Mr. Scythes Absent
The motion was approved by a 4-0 Vote.

Nancy Ridgway – indicated that the county administrator suggested that a new jail built on the existing Buckshutem pad would cost more than \$444 million. She asked if The Authority prepared this estimate. Mr. Velazquez indicated that The Authority was not involved and suggested that the county’s feasibility study may have been the basis for the estimate. Ms. Ridgway thanked Mr. Velazquez for the clarification.

No other members of the public wished to speak at this time.

Close Public Comment Session

Ms. Schneider called for a motion to close Public Comment Session. A motion was made by Mr. Barse, seconded by Mr. Hemple to close Public Comment Session.

Mr. Jones Yes; Ms. Schneider Yes; Mr. Hemple Yes; Mr. Barse Yes; Mr. Scythes Absent
The motion was approved by a 4-0 Vote.

Executive Session:

At approximately 4:25p.m. Ms. Schneider called for a motion to go into Executive Session. Prior to the resolution, Solicitor Gibson 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 with public funds where it could adversely affect the public interest if discussion of such matters were disclosed and pending or anticipated litigation or contract negotiation where the public body is a party or may become a party; and Solicitor Gibson noted that no further business would be conducted after the conclusion of the Executive Session. The motion was made by Mr. Barse, seconded by Mr. Hemple.

Mr. Jones Yes; Ms. Schneider Yes; Mr. Hemple Yes; Mr. Barse Yes; Mr. Scythes Absent
The motion was approved by a 4-0 Vote.

Resume Public Session

Ms. Schneider called for a motion to come out of Executive Session and resume Public Session at approximately 4:54p.m.
The motion was made by Mr. Barse, seconded by Mr. Hemple.

Mr. Jones Yes; Ms. Schneider Yes; Mr. Hemple Yes; Mr. Barse Yes; Mr. Scythes Absent
The motion was approved by a 4-0 Vote.

Adjournment

Ms. Schneider called for a motion to adjourn the meeting.
A motion was made by Mr. Barse, seconded by Mr. Jones.

Mr. Jones Yes; Ms. Schneider Yes; Mr. Hemple Yes; Mr. Barse Yes; Mr. Scythes Absent
The motion was approved by a 4-0 Vote.