

CUMBERLAND COUNTY IMPROVEMENT AUTHORITY
MINUTES OF REGULAR MEETING
WEDNESDAY, SEPTEMBER 24, 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-Present

The Pledge of Allegiance was recited.

Commissioners present: None present

Approval of Agenda

Ms. Schneider asked for a motion to approve the agenda. 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 Yes
The motion was approved by a 5-0 Vote.

Approval of Minutes

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

Mr. Jones Yes; Ms. Schneider Yes; Mr. Hemple Yes; Mr. Barse Yes; Mr. Scythes Yes
The motion was approved by a 5-0 Vote.

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 were postponed until the winter break. The work was initially scheduled for the summer but delayed due to scheduling and availability of materials. The Authority continues to obtain and evaluate proposals for repainting the first floor at 275 N. Delsea Drive. We are also negotiating lease extensions with state treasury tenants.

A check presentation ceremony was held on September 10th. 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 the Authority Board. This is another shared service relationship between the college and the CCIA that benefits the county and its residents. Work has begun and should be completed by the end of the year.

Leases are approved 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. Services are being delivered from this facility as of September 15th. Eight Salem County residents were serviced on the first day of operation. The Cumberland County Tactical Team will be using Wood School upon property transfer. Agreements are approved pending final title work. Staff is taking the opportunity to complete building evaluations during this time.

Economic Development/Events:

The Authority hired an independent contractor to perform an organizational analysis and evaluation. The study confirmed some of the Authority's contributions to the County.

Over the past decade, the Authority has engaged in \$662 million in projects creating 4,174 jobs and \$1 Billion in economic impact across South Jersey.

The Authority is working with a new manufacturer to develop facilities in Cumberland and Salem Counties. The total job creation could be more than 1,000 new jobs. An MOU is on the agenda for board consideration and approval.

The Authority will be co-sponsoring the groundbreaking ceremony for the Linden Street development project on Friday, September 26th at 10am in Salem City.

The Authority's new website is completed and was unveiled on September 10th, just before the Improving Tomorrow event. One of the key features of the new website is the integration of AI to answer user questions in real time.

The Dennis DeMatte building dedication was a success. Dennis' family attended the event and were very thankful to The Authority for honoring his contribution and memory.

We held our annual Improving Your Tomorrow event on September 11th. There were more than 180 attendees. Unfortunately, no county administrative staff or commissioners attended the event.

We also held a ceremonial groundbreaking event for the Upper Deerfield School addition on September 15th.

I was the keynote speaker for the BPU's quarterly business summit in Camden. The presentation provided an opportunity for me to meet with the BPU Commissioner to discuss existing electric infrastructure as well as the need for future business development.

I will also be the Keynote speaker for the annual Cumberland/Salem Economic Development Summit sponsored by the SJ Chamber.

The application/registration for 2025-2026 Leadership Cumberland County program is completed. There will be almost 20 participants in this year's class.

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 is meeting with potential users while working to finalize 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. Meeting was held on September 16th.

Cumberland County has officially terminated the Salem, Cumberland, Gloucester Regional Jail. The County formally adopted a resolution and issued a formal press release announcing its decision to become a partner in the Camden Regional Jail. Bond balance and possible defeasance are being evaluated by Cumberland County. More than \$51 million remains in the jail bond account.

The Authority is progressing well with its work as the One Stop Coordinator for Cumberland, Salem and Cape May Counties.

Synagro has reopened its facility. Capacity is being dictated by building systems and its capacity to process ventilation to avoid odor issues. Simultaneously, Synagro is working on building and equipment upgrades previously discussed.

NJR Clean Energy Ventures is working with CEP to develop the Deerfield Municipal Landfill solar project.

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 continues to work with NJ Treasury on two additional NJSP Barracks in Burlington and Hunterdon. Initial due diligence (survey, Geotech, environmental, preliminary floor/program plan, and preliminary site plan) is almost complete for both sites. Unfortunately, the owner of the Burlington site passed away suddenly in July. We are now working with his estate to finalize the transaction.

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 has created an opportunity for the County to benefit from development projects in other counties. The Authority is waiting for formal county approval to proceed with LFB approval process.

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 submitted required documentation to be included in the County's electric co-operative.

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

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 is waiting to hear further regarding next steps for a Salem County animal shelter solution.

The Authority continues to work with Holly City Development Corporation to implement its lead abatement program. Several units have been completed, and many others are in process. The successful implementation of initial units has created additional interest and corresponding applications for consideration. Authority provides PM services for the HCDC lead paint abatement program.

Bids for the new CCTEC expansion were received on September 18th. Most of the County's \$2.550 million match funding has been forwarded to the construction account. The CCIA is providing CM services to CCTEC.

The Salem Landbank is fully approved. The Community Advisory Board has been appointed by City Council. Authority interns continue with site evaluations and mapping to better determine implementation strategy for landbank properties. 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. Meetings with BPU Commissioner will be held to provide updates and insights regarding ACE updates and requirements.

Broadband: Cumberland County has formally executed the documents authorizing the transfer of 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. Salem and Vineland are finalizing shared service agreements related to ISP services, maintenance, and operation of 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 will provide PM/CM services for the middle and last mile projects.

The Authority continues to work with SJEDD and SJTA to develop a regional transportation plan. A meeting with NJ Transit Director was held in September. Several follow up activities, initiatives and funding applications are ongoing.

Lebanon Rd. Redevelopment:

Our solar development is progressing. This project will integrate/enhance on site development and the Deerfield Landfill project. 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.

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. Gas generation is at an all-time high.

We had more than 830 residents attend our Household Hazardous Waste Day on September 13th. One of our residents sent us a note..*Hi Samantha, my wife and I live in Lawrence township. I am writing to say thank you to you and everyone involved in the hazardous waste collection day this past Saturday. I'm sure it takes a lot of hard work to have such an event. It was so organized and so easy to move through the process, everyone working were so friendly and helpful it really made the trip there a great experience.*

Thanks again to all of you.

The Authority terminated its E-Waste contract with current vendor. A new opportunity will provide enhanced services at a lower cost.

We completed successful NJDEP inspection during the month.

Delcora completed its annual recertification inspection. We received approval shortly after the 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. We hired a new fleet manager to enhance/implement workflow and scheduling.

SWC Administrative Building construction is completed. Final punch list is just about completed. We will schedule an upcoming board meeting in the new building so that everyone can visit and take a tour. The commercial drop-off area is almost complete. Pumps should be delivered at the end of September and installed by the end of October. Concrete and steel should be completed by the end of September. These 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.

Recycling:

More than 830 residents attended the September 13th Household Hazardous Waste event.

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

Our reusable bag recycling program continues. So far, over 6,000 bags have been collected. The collected bags are professionally sanitized and returned to be donated to local food banks.

During the month of August, a total of 490 loads (1467.04 tons) of single stream recycling (IN-RECYCLE/IN-SINGLE) was transported into the Solid Waste Complex.

In August, 3.57 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, High Street, Fairton-Millville Road, Nabb Avenue, Irving Avenue, Sugarman Avenue, Wade Boulevard, and Buckshutem 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 123 bags of litter along 62 road miles were collected this month.

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. Final commissioning and rebate calculations are being completed. The lighting project was completed on schedule. Renovations to the Library/IT area and the office area were delayed due to contractor availability and will be completed during the winter break. Materials and supplies are being purchased to expedite completion of work.

Bridgeton Fire Station:

Construction continues to progress. 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 completed. Interior framing and sheet rock underway. Concrete flooring and leveling are complete. The Pre-engineered building been delivered to the site.

Bridgeton BOE:

Work for the \$13 million project was completed in time for the September 2025 school year. This was 1 year prior to the anticipated completion date. School is evaluating future projects and partnerships with the CCIA.

Regional County Jail & County Holding Facility:

Cumberland County has formally decided to join Camden County's Regional Jail. Bond balance and possible defeasance are being evaluated by the County.

Cape May County:

Justice Complex project was awarded to Ernest Bock Construction. Contractor mobilization is scheduled for October 1st. 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:

The Construction Contract was awarded to Ogren Construction. Work will commence on or before October 15th. The Authority has been selected as the Construction Manager for the new Cape May City Police Station.

Cape May East Lynne Theater:

The Authority will provide CM services for the proposed renovations to the theater. Project costs are estimated to be \$1.2 million.

Salem City – Linden Street Affordable Housing:

Contractor has mobilized and demolition is complete. 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 26th at 10am.

Salem County Courthouse Expansion:

This project is complete.

Salem County BOSS Renovations:

Project design is completed. Plans were submitted to DCA for final approval in August. Project phasing plan is complete, and materials are being ordered. Roof repairs are completed. 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 complete. Site survey, environmental, site plan, GPR and title work completed. 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. County Workforce is operational as of September 15th. Interior demolition on the second and third floors is progressing and is 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. TCO is expected in October. Exterior building finishes are complete. Interior painting is complete. Floor finishes, fixtures, ceiling tiles are complete. 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 is underway. Footing and foundation work has commenced. 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. Groundbreaking ceremony was conducted on September 15th.

CCTEC CTE Expansion:

Bids are due on September 18th. Bids should be formally awarded by CCTEC Board in September, and work should commence in October. 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.

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 ongoing. Site evaluation, surveys, Geotech, environmental, conceptual site plans are completed. Preliminary architectural programming, utilization planning and floor plan development are complete.

Unfortunately, the owner of the Burlington site passed away suddenly in July. We are working with the estate to finalize the contract.

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

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.

Resolutions

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

Ms. Schneider called for a motion to approve Resolutions 2025-127 through 2025-144. The motion was made by Mr. Barse and seconded by Mr. Hemple.

Mr. Jones Yes; Ms. Schneider Yes; Mr. Hemple Yes; Mr. Barse Yes; Mr. Scythes Yes
The motion was approved by a 5-0 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-Yes
The motion was approved by a 5-0 Vote.

Treasurer's Report

1. Monthly Year over Year Tonnage:
19,572 tons were brought into the Solid Waste Complex, including 8,849 tons of municipal waste generated in the county. The total tonnage increased by 1,456 tons, or 8%, 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 \$755,805 for the month and an ending balance of \$2,197,972.
3. Cash and Investments:
Interest earned on the local and trustee accounts for the month amounted to \$28,931 as noted on the schedule of bank account balances.
4. Landfill Operations Summary – Profit and Loss Statement:
Landfill operations generated revenues of \$1,817,919 which included total tipping fees of \$1,743,771 and revenues from other landfill activities of \$74,149. Total revenues of \$2,085,525 less total expenses for the month of \$1,852,449 resulted in a net excess of \$233,076 for the month.
5. Economic Development Operations Summary – Profit and Loss Statement:
Economic Development operations generated revenues of \$750,573 which included rental

and management fees of \$650,634, and other Economic Development activities of \$99,939. Total revenues minus total expenses of \$836,847 resulted in a net deficit of \$86,274 which is primarily due to an increase in administrative expenses and costs related to property upgrades.

Old Business – None at this time.

New Business – Mr. Velazquez introduced the new Watershed Ambassador, Mazzie Mulford.

Commissioner Liaison Remarks –

Open Public Comment Session

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

Mr. Jones Yes; Ms. Schneider Yes; Mr. Hemple Yes; Mr. Barse Yes; Mr. Scythes Yes
The motion was approved by a 5-0 Vote.

Nancy Ridgway –The recent Authority events were great and well attended. Thank you! Loved the tour of the Landfill.

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 Yes
The motion was approved by a 5-0 Vote.

Executive Session:

At approximately 4:21p.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 Yes
The motion was approved by a 5-0 Vote.

Resume Public Session

Ms. Schneider called for a motion to come out of Executive Session and resume Public Session at approximately 4:53p.m.

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 Yes

The motion was approved by a 5-0 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 Yes

The motion was approved by a 5-0 Vote.