



CUMBERLAND COUNTY IMPROVEMENT AUTHORITY

	Yes	No	Abstain	Absent
SCHNEIDER	X			
JONES	X			
SCYTHES	X			
HEMPLE	X			
BARSE	X			

Resolution Number: 2025-080

Dated: June 25, 2025

Offered By: Mr. Hemple

Seconded By: Mr. Scythes

AUTHORIZING THE BOARD TO MOVE INTO EXECUTIVE SESSION PURSUANT TO SECTION 8 OF THE OPEN PUBLIC MEETING ACT.

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:

The public shall be excluded from discussion in an Executive Session.

The general nature of the subject matter to be discussed will be stated in the Public Session.

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.

This resolution shall take effect immediately.

Passed and adopted at a meeting of the Cumberland County Improvement Authority held at its offices located at 745 Lebanon Road, Millville, New Jersey on Wednesday, June 25, 2025, at 4:00 p.m. prevailing time.



CUMBERLAND COUNTY IMPROVEMENT AUTHORITY

	Yes	No	Abstain	Absent
SCHNEIDER	X			
JONES	X			
SCYTHES	X			
HEMPLE	X			
BARSE	X			

Resolution Number: 2025-081

Dated: June 25, 2025

Offered By: Mr. Hemple

Seconded By: Mr. Scythes

AUTHORIZING A SHARED SERVICE AGREEMENT WITH THE BRIDGETON BOARD OF EDUCATION FOR FACILITY MAINTENANCE AND REPAIR SERVICES

WHEREAS, the Cumberland County Improvement Authority (the “Authority”) has been duly created by resolution of the Board of Chosen Commissioners of the County of Cumberland, New Jersey (the “County”), as a public body corporate and politic of the State of New Jersey (the “State”) pursuant to and in accordance with *N.J.S.A. 40:37A-1 et seq.*, as amended (the “Act”); and

WHEREAS, the Bridgeton Board of Education (“Bridgeton BOE”) seeks an experienced facility maintenance staff for repair service at various Bridgeton BOE facilities; and

WHEREAS, the Authority possesses the ability to provide such services to the Bridgeton BOE; and

WHEREAS, for purposes of expertise, efficiencies, and cost savings, the Bridgeton BOE and the Authority have negotiated this Agreement between the Bridgeton BOE and the Authority with respect to the Services; and

WHEREAS, the Bridgeton BOE and the Authority both have the legal authority under the Uniform Shared Service and Consolidation Act, *N.J.S.A. 40A:65-1 et seq.* (the “Act”) to enter into a shared service agreement with any other local unit to provide or receive any service that each local unit could perform on its own; and

WHEREAS, the Governing Body of the Bridgeton BOE and the Commissioners of the Authority are desirous of entering into an Agreement to allow the entities to work cooperatively as described in the Project and Scope of the Services in the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CUMBERLAND COUNTY IMPROVEMENT AUTHORITY AND ITS MEMBERS THEREOF, AS FOLLOWS:

1. The Pursuant to and in accordance with the provisions of the Act, and specifically *N.J.S.A. 40:37A-54(j)*, and this Resolution, the Authority hereby approves the Contract, with such changes, insertions and deletions as shall hereafter be approved by the President/CEO, or any other member of the Authority with the prior written approval of the Chairman of the Authority, in consultation with the legal counsel to the Authority. Such execution shall evidence the Authority's approval thereof, and no further action shall be required. The President/CEO, or any other member of the Authority with the prior written approval of the Chairman of the Authority, is hereby authorized and directed on behalf of the Authority, in consultation with Authority's legal counsel, to execute the Contract, with such changes, insertions and deletions as is deemed necessary, which do not substantively modify the Agreement.
2. The President/CEO, or any other Member of the Authority so authorized by the Chairman of the Authority, are hereby authorized, empowered, and directed to, pursuant to *N.J.S.A. 40A:65-4(3)(b)*, file a certified true copy of this Resolution and the referenced Shared Service Agreement with the New Jersey Department of Community Affairs, Division of Local Government Services, 101 South Broad Street, Trenton, New Jersey 08625 upon its adoption.

Passed and adopted at a meeting of the Cumberland County Improvement Authority held at its offices located at 745 Lebanon Road, Millville, New Jersey, on Wednesday, June 25, 2025, at 4:00 p.m. prevailing time.



CUMBERLAND COUNTY IMPROVEMENT AUTHORITY

	Yes	No	Abstain	Absent
SCHNEIDER	X			
JONES	X			
SCYTHES	X			
HEMPLE	X			
BARSE	X			

Resolution Number: 2025-082

Dated: June 25, 2025

Offered By: Mr. Hemple

Seconded By: Mr. Scythes

APPROVAL OF PROPOSAL FROM FRENCH & PARRELLO ASSOCIATES FOR PROFESSIONAL ENGINEERING SERVICES RELATED TO THE NJSP MARINA & BOAT MAINTENANCE FACILITY

WHEREAS, The Cumberland County Improvement Authority (the “Authority”) has been duly created by resolution of the Board of County Commissioners of the County of Cumberland, New Jersey (the “County”), as a public body corporate and politic of the State of New Jersey (the “State”) pursuant to and in accordance with N.J.S.A. 40:37A-1 et seq., as amended (the “Act”); and

WHEREAS, on November 20, 2024, the Cumberland County Improvement Authority Board approved Resolution #2024-142, acknowledging Qualified Vendors to provide as-needed quotations for providing Professional Engineering Consulting Services for 2025 per N.J.S.A 19:44A-20 et seq; and

WHEREAS, French & Parrello Associates is a listed and qualified vendor; and

WHEREAS, in accordance with Resolution 2024-142, French & Parrello Associates has submitted a proposal for engineering services related to the NJSP Marina & Boat Maintenance Facility project for a projected fee not to exceed \$8,900.00; and

WHEREAS, Staff has reviewed the proposed scope and associated fee and has determined that they are reasonable.

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

1. The President/CEO of this Authority is hereby authorized and directed to execute an agreement pursuant to and in accordance with the provisions of the Act, and specifically N.J.S.A. 40:37A-54(j), and this Resolution, the Authority hereby approves the Contract, with such changes, insertions and deletions as shall hereafter be approved by the President/CEO, or any other member of the Authority with the prior written approval of the Chairman of the Authority, in consultation with the legal counsel to the Authority, such execution shall evidence the Authority’s approval thereof, and no further action shall be required. The President/CEO, or

any other member of the Authority with the prior written approval of the Chairman of the Authority, is hereby authorized and directed on behalf of the Authority, in consultation with Authority's legal counsel, to execute the Contract, with such changes, insertions and deletions as is deemed necessary, which do not substantively modify the attached proposal.

Passed and adopted at a meeting of the Cumberland County Improvement Authority held at its offices located at 745 Lebanon Road, Millville, New Jersey on Wednesday, June 25, 2025, at 4:00 p.m. prevailing time.

CERTIFICATE OF AVAILABILITY OF FUNDS

I, Nicholas Pacitto, Senior VP, Finance/CFO 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 this proposal between the Cumberland County Improvement Authority and French & Parrello Associates. Money necessary to fund this proposal has been projected not to exceed the amount of \$8,900.00. Money necessary to fund said scope of work shall be charged to the following Line-Item Appropriation or Account Number 12-23-99-2813. These funds will not be certified as being for more than one (1) pending contract / work assignment.

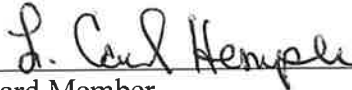
DATE:

6/25/25



Nicholas Pacitto, Sr. VP, Finance/CFO

REVIEWED BY:



Board Member



CUMBERLAND COUNTY IMPROVEMENT AUTHORITY

	Yes	No	Abstain	Absent
SCHNEIDER	X			
JONES	X			
SCYTHES	X			
HEMPLE	X			
BARSE	X			

Resolution Number: 2025-083

Dated: June 25, 2025

Offered By: Mr. Hemple

Seconded By: Mr. Scythes

APPROVAL OF PROPOSAL FROM BRYSON & YATES CONSULTING ENGINEERS FOR PROFESSIONAL ENGINEERING SERVICES RELATED TO THE SALEM COMMUNITY COLLEGE PROJECT

WHEREAS, the Cumberland County Improvement Authority (the “Authority”) has been duly created by resolution of the Board of Chosen Commissioners of the County of Cumberland, New Jersey (the “County”), as a public body corporate and politic of the State of New Jersey (the “State”) pursuant to and in accordance with *N.J.S.A. 40:37A-1 et seq.*, as amended (the “Act”); and

WHEREAS, on February 26, 2025, the Cumberland County Improvement Authority (“the Authority”) approved Resolution #2025-022 authorizing an Agreement with the Salem Community College whereby the Authority would provide Project Development Services in connection with construction of educational space at Davidow Hall; and

WHEREAS, on November 20, 2024, the Cumberland County Improvement Authority Board approved Resolution #2024-142 Acknowledging Qualified Vendors to provide as-needed quotations for providing Professional Engineering Services for 2025 per N.J.S.A 19:44A-20 et seq; and

WHEREAS, Bryson & Yates is a listed and qualified vendor; and

WHEREAS, in accordance with Resolution 2024-142, Bryson & Yates has submitted a proposal for professional engineering services related to the Salem Community College project for a projected fee not to exceed \$39,990.00; and

WHEREAS, in accordance with the terms of Resolution 2024-142, the Authority finds it necessary to add an additional \$2,500.00 to the proposed fee for reimbursable expenses; and

WHEREAS, Staff has reviewed the proposed scope and associated fee and has determined that they are reasonable.

NOW, THEREFORE, BE IT RESOLVED BY THE CUMBERLAND COUNTY IMPROVEMENT AUTHORITY AND ITS MEMBERS THEREOF, AS FOLLOWS:

1. The Pursuant to and in accordance with the provisions of the Act, and specifically *N.J.S.A.* 40:37A-54(j), and this Resolution, the Authority hereby approves the Contract, with such changes, insertions and deletions as shall hereafter be approved by the President/CEO, or any other member of the Authority with the prior written approval of the Chairman of the Authority, in consultation with the legal counsel to the Authority. Such execution shall evidence the Authority's approval thereof, and no further action shall be required. The President/CEO, or any other member of the Authority with the prior written approval of the Chairman of the Authority, is hereby authorized and directed on behalf of the Authority, in consultation with Authority's legal counsel, to execute the Contract, with such changes, insertions and deletions as is deemed necessary, which do not substantively modify the Agreement.

Passed and adopted at a meeting of the Cumberland County Improvement Authority held at its offices located at 745 Lebanon Road, Millville, New Jersey, on Wednesday, June 25, 2025, at 4:00 p.m. prevailing time.

CERTIFICATE OF AVAILABILITY OF FUNDS

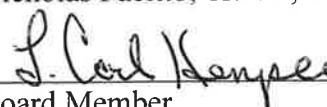
I, Nicholas Pacitto, Senior VP, Finance/CFO of the Cumberland County Improvement Authority, do hereby certify pursuant to the rules of the Local Finance Board that there are available adequate funds for this proposal between the Cumberland County Improvement Authority and Bryson & Yates. Money necessary to fund this proposal has been projected not to exceed the amount of \$42,490.00. Money necessary to fund said scope of work shall be charged to the following Line-Item Appropriation or Account Number 12-00-00-1680. These funds will not be certified as being for more than one (1) pending contract / work assignment.

DATE: 6/25/25



Nicholas Pacitto, Sr. VP, Finance/CFO

REVIEWED BY:



Board Member



CUMBERLAND COUNTY IMPROVEMENT AUTHORITY

	Yes	No	Abstain	Absent
SCHNEIDER	X			
JONES	X			
SCYTHES	X			
HEMPLE	X			
BARSE	X			

Resolution Number: 2025-084

Dated: June 25, 2025

Offered By: Mr. Hemple

Seconded By: Mr. Scythes

AUTHORIZING THE FILING OF A SPENDING PLAN FOR A FY2024 RECYCLING ACT TAX FUND ENTITLEMENT PURSUANT TO THE RECYCLING ENHANCEMENT ACT, P.L. 2007 C311

WHEREAS, P.L. 2007 c.311 et seq. provides for the awarding of a Recycling Enhancement Tax entitlement by the Department of Environmental Protection to designated solid waste management districts to assist them in the preparation, revision and implementation of comprehensive solid waste management and recycling plans; and

WHEREAS, the Cumberland County Improvement Authority desires such financial assistance to fulfill its responsibilities under the Solid Waste Management Act and the Recycling Enhancement Act.

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

1. That a Spending Plan be submitted to the Solid and Hazardous Waste Management Program for a FY2024 Recycling Enhancement Act Tax Entitlement in the amount of \$162,000.00.
2. That the President/CEO, or his designee, is hereby authorized and directed to execute and file such spending plan with the Department of Environmental Protection, to provide additional information and furnish such documents as may be required; to execute such documents as are required; and to act as the authorized correspondent of the Cumberland County Improvement Authority.
3. That the Cumberland County Improvement Authority has been designated by the Cumberland County Board of Commissioners as the implementing agency approved at their Board Meeting on June 10, 2025.
4. That the Cumberland County Improvement Authority does hereby hold the State of New Jersey and its departments and agencies harmless from any damages, losses, and claims which may arise directly or indirectly from the execution of the entitlement.
5. That the Cumberland County Improvement Authority hereby accepts the terms and conditions set forth in the Act and the guidelines promulgated under it.

Passed and adopted at a meeting of the Cumberland County Improvement Authority held at its offices located at 745 Lebanon Road, Millville, New Jersey, on Wednesday, June 25, 2025, at 4:00 p.m. prevailing time.



CUMBERLAND COUNTY IMPROVEMENT AUTHORITY

	Yes	No	Abstain	Absent
SCHNEIDER	X			
JONES	X			
SCYTHES	X			
HEMPLE	X			
BARSE	X			

Resolution Number: 2025-085

Dated: June 25, 2025

Offered By: Mr. Hemple

Seconded By: Mr. Scythes

APPROVAL OF PROPOSAL FROM DIGNEO ENGINEERING FOR PROFESSIONAL ENGINEERING SERVICES RELATED TO THE SOLID WASTE COMPLEX DROP OFF AREA IMPROVEMENTS

WHEREAS, The Cumberland County Improvement Authority (the “Authority”) has been duly created by resolution of the Board of County Commissioners of the County of Cumberland, New Jersey (the “County”), as a public body corporate and politic of the State of New Jersey (the “State”) pursuant to and in accordance with N.J.S.A. 40:37A-1 et seq., as amended (the “Act”); and

WHEREAS, on November 20, 2024, the Cumberland County Improvement Authority Board approved Resolution #2024-142, acknowledging Qualified Vendors to provide as-needed quotations for providing Professional Engineering Consulting Services for 2025 per N.J.S.A 19:44A-20 et seq; and

WHEREAS, Digneo Engineering is a listed and qualified vendor; and

WHEREAS, in accordance with Resolution 2024-142, Digneo Engineering has submitted a proposal for engineering services related to the SWC contractor drop off area project for a projected fee not to exceed \$7,400.00; and

WHEREAS, Staff has reviewed the proposed scope and associated fee and has determined that they are reasonable.

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

1. The President/CEO of this Authority is hereby authorized and directed to execute an agreement pursuant to and in accordance with the provisions of the Act, and specifically N.J.S.A. 40:37A-54(j), and this Resolution, the Authority hereby approves the Contract, with such changes, insertions and deletions as shall hereafter be approved by the President/CEO, or any other member of the Authority with the prior written approval of the Chairman of the Authority, in consultation with the legal counsel to the Authority, such execution shall evidence the Authority’s approval thereof, and no further action shall be required. The President/CEO, or

any other member of the Authority with the prior written approval of the Chairman of the Authority, is hereby authorized and directed on behalf of the Authority, in consultation with Authority's legal counsel, to execute the Contract, with such changes, insertions and deletions as is deemed necessary, which do not substantively modify the attached proposal.

Passed and adopted at a meeting of the Cumberland County Improvement Authority held at its offices located at 745 Lebanon Road, Millville, New Jersey on Wednesday, June 25, 2025, at 4:00 p.m. prevailing time.

CERTIFICATE OF AVAILABILITY OF FUNDS

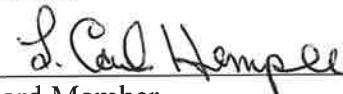
I, Nicholas Pacitto, Senior VP, Finance/CFO of the Cumberland County Improvement Authority, do hereby certify pursuant to the rules of the Local Finance Board that there are available adequate funds for this proposal between the Cumberland County Improvement Authority and Digneo Engineering. Money necessary to fund this proposal has been projected not to exceed the amount of \$7,400.00. Money necessary to fund said scope of work shall be charged to the following Line-Item Appropriation or Account Number 02-00-37-1802. These funds will not be certified as being for more than one (1) pending contract / work assignment.

DATE: 6/25/25



Nicholas Pacitto, Sr. VP, Finance/CFO

REVIEWED BY:



Board Member



CUMBERLAND COUNTY IMPROVEMENT AUTHORITY

	Yes	No	Abstain	Absent
SCHNEIDER	X			
JONES	X			
SCYTHES	X			
HEMPLE	X			
BARSE	X			

Resolution Number: 2025-086

Dated: June 25, 2025

Offered By: Mr. Hemple

Seconded By: Mr. Scythes

APPROVAL OF PROPOSAL FROM DISENO URBANO STUDIO FOR PROFESSIONAL ARCHITECTURAL SERVICES RELATED TO THE SALEM COUNTY BOARD OF ELECTIONS PROJECT

WHEREAS, the Cumberland County Improvement Authority (the “Authority”) has been duly created by resolution of the Board of Chosen Commissioners of the County of Cumberland, New Jersey (the “County”), as a public body corporate and politic of the State of New Jersey (the “State”) pursuant to and in accordance with *N.J.S.A. 40:37A-1 et seq.*, as amended (the “Act”); and

WHEREAS, on May 28, 2025, the Cumberland County Improvement Authority (“the Authority”) approved Resolution #2025-077 authorizing an Agreement with the Salem County whereby the Authority would provide Project Development Services in connection with renovation of office space at 174 E Broadway, Salem; and

WHEREAS, on November 20, 2024, the Cumberland County Improvement Authority Board approved Resolution #2024-138 Acknowledging Qualified Vendors to provide as-needed quotations for providing Professional Architectural Services for 2025 per N.J.S.A 19:44A-20 et seq; and

WHEREAS, Diseno Urbano Studio is a listed and qualified vendor; and

WHEREAS, in accordance with Resolution 2024-138, Diseno Urbano Studio has submitted a proposal for professional architectural services related to the Salem County Board of Elections project for a projected fee not to exceed \$9,000.00; and

WHEREAS, in accordance with the terms of Resolution 2024-138, the Authority finds it necessary to add an additional \$2,000.00 to the proposed fee for reimbursable expenses; and

WHEREAS, Staff has reviewed the proposed scope and associated fee and has determined that they are reasonable.

NOW, THEREFORE, BE IT RESOLVED BY THE CUMBERLAND COUNTY IMPROVEMENT AUTHORITY AND ITS MEMBERS THEREOF, AS FOLLOWS:

1. The Pursuant to and in accordance with the provisions of the Act, and specifically *N.J.S.A. 40:37A-54(j)*, and this Resolution, the Authority hereby approves the Contract, with such changes, insertions and deletions as shall hereafter be approved by the President/CEO, or any other member of the Authority with the prior written approval of the Chairman of the Authority, in consultation with the legal counsel to the Authority. Such execution shall evidence the Authority's approval thereof, and no further action shall be required. The President/CEO, or any other member of the Authority with the prior written approval of the Chairman of the Authority, is hereby authorized and directed on behalf of the Authority, in consultation with Authority's legal counsel, to execute the Contract, with such changes, insertions and deletions as is deemed necessary, which do not substantively modify the Agreement.

Passed and adopted at a meeting of the Cumberland County Improvement Authority held at its offices located at 745 Lebanon Road, Millville, New Jersey, on Wednesday, June 25, 2025, at 4:00 p.m. prevailing time.

CERTIFICATE OF AVAILABILITY OF FUNDS

I, Nicholas Pacitto, Senior VP, Finance/CFO 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 this proposal between the Cumberland County Improvement Authority and Diseno Urbano Studio. Money necessary to fund this proposal has been projected not to exceed the amount of \$11,000.00. Money necessary to fund said scope of work shall be charged to the following Line-Item Appropriation or Account Number 12-00-00-1680. These funds will not be certified as being for more than one (1) pending contract / work assignment.

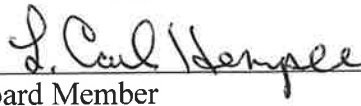
DATE:

6/25/25



Nicholas Pacitto, Sr. VP, Finance/CFO

REVIEWED BY:



Board Member



CUMBERLAND COUNTY IMPROVEMENT AUTHORITY

	Yes	No	Abstain	Absent
SCHNEIDER	X			
JONES	X			
SCYTHES	X			
HEMPLE	X			
BARSE	X			

Resolution Number: 2025-087

Dated: June 25, 2025

Offered By: Mr. Hemple

Seconded By: Mr. Scythes

APPROVAL OF PROPOSAL FROM DISENO URBANO STUDIO FOR PROFESSIONAL ARCHITECTURAL SERVICES RELATED TO THE SALEM COUNTY PROSECUTOR'S OFFICE PROJECT

WHEREAS, the Cumberland County Improvement Authority (the "Authority") has been duly created by resolution of the Board of Chosen Commissioners of the County of Cumberland, New Jersey (the "County"), as a public body corporate and politic of the State of New Jersey (the "State") pursuant to and in accordance with *N.J.S.A. 40:37A-1 et seq.*, as amended (the "Act"); and

WHEREAS, on May 28, 2025, the Cumberland County Improvement Authority ("the Authority") approved Resolution #2025-077 authorizing an Agreement with the Salem County whereby the Authority would provide Project Development Services in connection with renovation of office space at 87 Market Street, Salem; and

WHEREAS, on November 20, 2024, the Cumberland County Improvement Authority Board approved Resolution #2024-138 Acknowledging Qualified Vendors to provide as-needed quotations for providing Professional Architectural Services for 2025 per N.J.S.A 19:44A-20 et seq; and

WHEREAS, Diseno Urbano Studio is a listed and qualified vendor; and

WHEREAS, in accordance with Resolution 2024-138, Diseno Urbano Studio has submitted a proposal for professional architectural services related to the Salem County Prosecutor's Office project for a projected fee not to exceed \$11,000.00; and

WHEREAS, in accordance with the terms of Resolution 2024-138, the Authority finds it necessary to add an additional \$2,000.00 to the proposed fee for reimbursable expenses; and

WHEREAS, Staff has reviewed the proposed scope and associated fee and has determined that they are reasonable.

NOW, THEREFORE, BE IT RESOLVED BY THE CUMBERLAND COUNTY IMPROVEMENT AUTHORITY AND ITS MEMBERS THEREOF, AS FOLLOWS:

1. The Pursuant to and in accordance with the provisions of the Act, and specifically *N.J.S.A. 40:37A-54(j)*, and this Resolution, the Authority hereby approves the Contract, with such changes, insertions and deletions as shall hereafter be approved by the President/CEO, or any other member of the Authority with the prior written approval of the Chairman of the Authority, in consultation with the legal counsel to the Authority. Such execution shall evidence the Authority's approval thereof, and no further action shall be required. The President/CEO, or any other member of the Authority with the prior written approval of the Chairman of the Authority, is hereby authorized and directed on behalf of the Authority, in consultation with Authority's legal counsel, to execute the Contract, with such changes, insertions and deletions as is deemed necessary, which do not substantively modify the Agreement.

Passed and adopted at a meeting of the Cumberland County Improvement Authority held at its offices located at 745 Lebanon Road, Millville, New Jersey, on Wednesday, June 25, 2025, at 4:00 p.m. prevailing time.

CERTIFICATE OF AVAILABILITY OF FUNDS

I, Nicholas Pacitto, Senior VP, Finance/CFO 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 this proposal between the Cumberland County Improvement Authority and Diseno Urbano Studio. Money necessary to fund this proposal has been projected not to exceed the amount of \$13,000.00. Money necessary to fund said scope of work shall be charged to the following Line-Item Appropriation or Account Number 12-00-00-1680. These funds will not be certified as being for more than one (1) pending contract / work assignment.

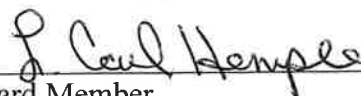
DATE:

6/25/25



Nicholas Pacitto, Sr. VP, Finance/CFO

REVIEWED BY:



Board Member



CUMBERLAND COUNTY IMPROVEMENT AUTHORITY

	Yes	No	Abstain	Absent
SCHNEIDER	X			
JONES	X			
SCYTHES	X			
HEMPLE	X			
BARSE	X			

Resolution Number: 2025-088

Dated: June 25, 2025

Offered By: Mr. Hemple

Seconded By: Mr. Scythes

APPROVAL OF PROPOSAL FROM CM3 FOR HVAC CONTROLS UPGRADE AND RETROCOMMISSIONING AT 71 W PARK AVE

WHEREAS, the Cumberland County Improvement Authority (the “Authority”) has been duly created by resolution of the Board of Commissioners of the County of Cumberland, New Jersey (the “County”), as a public body corporate and politic of the State of New Jersey (“the State”) pursuant to and in accordance with *N.J.S.A. 40:37A-1 et seq.* as amended (the “Act”); and

WHEREAS, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration; and

WHEREAS, on January 23, 2019, this Board approved Resolution #2019-010, Authorizing the Entrance into the Camden County Educational Services Commission of New Jersey (CCESC) Cooperative; and

WHEREAS, the attached quote lists the price for HVAC Controls Upgrade/Conversion to Tridium Integration and Retro-Commissioning of the Existing HVAC Equipment with CM3 Building Solutions using the Camden County Educational Services Commission Co-Op contract 66CCESP in the amount of \$71,473.00; and

WHEREAS, staff have reviewed the proposal to ensure specifications are met.

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

1. Pursuant to and in accordance with the provisions of the Act, and specifically N.J.S.A. 40:37A-54(j), and this Resolution, the Authority hereby approves the contract amendment, with such changes, insertions and deletions as shall hereafter be approved by the President/CEO, or any other member of the Authority with the prior written approval of the Chairman of the Authority, in consultation with the legal counsel to the Authority. Such execution shall evidence the Authority’s

approval thereof, and no further action shall be required. The President/CEO, or any other member of the Authority with the prior written approval of the Chairman of the Authority, is hereby authorized and directed on behalf of the Authority, in consultation with Authority's legal counsel, to execute the Contract, with such changes, insertions and deletions as is deemed necessary, which do not substantively modify the Agreement.

Passed and adopted at a meeting of the Cumberland County Improvement Authority held at its offices located at 745 Lebanon Road, Millville, New Jersey on Wednesday, June 25, 2025, at 4:00 p.m. prevailing time.

CERTIFICATE OF AVAILABILITY OF FUNDS

I, Nicholas Pacitto, Senior VP, Finance/CFO 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 CM3 Building Solutions. Money necessary to fund said contract has been projected in the amount of \$71,473.00. Money necessary to fund said contract has been provided in the 2025 Budget and shall be charged to the following Line-Item Appropriation or Account No. 12-10-70-6720. These funds will not be certified as being for more than one (1) pending contract.

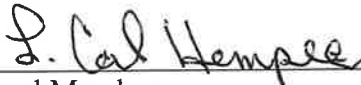
DATE:

6/25/25



Nicholas Pacitto, Sr. VP, Finance/CFO

REVIEWED BY:



Board Member



CUMBERLAND COUNTY IMPROVEMENT AUTHORITY

	Yes	No	Abstain	Absent
SCHNEIDER	X			
JONES	X			
SCYTHES	X			
HEMPLE	X			
BARSE	X			

Resolution Number: 2025-089

Dated: June 25, 2025

Offered By: Mr. Hemple

Seconded By: Mr. Scythes

AMENDING CONTRACT WITH PARKER MCCAY P.A. FOR 2025 PROFESSIONAL LEGAL SERVICES PERTAINING TO BOND COUNSEL

WHEREAS, the Cumberland County Improvement Authority (the “Authority”) has been duly created by resolution of the Board of Chosen Freeholders of the County of Cumberland, New Jersey (the “County”), as a public body corporate and politic of the State of New Jersey (the “State”) pursuant to and in accordance with N.J.S.A. 40:37A-1 et seq., as amended (the “Act”); and

WHEREAS, on November 20, 2024, the Authority Board approved Resolution #2024-148 Awarding a Contract through the Fair and Open Process to Parker McCay P.A. for 2025 Professional Legal Services Pertaining to Bond Counsel; and

WHEREAS, the need has arisen to increase the amount of this contract by \$20,000 to cover additional work related to the ongoing projects.

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

1. The President/CEO of this Authority is hereby authorized and directed to execute an agreement pursuant to and in accordance with the provisions of the Act, and specifically N.J.S.A. 40:37A-54(j), and this Resolution, the Authority hereby approves the Contract, with such changes, insertions and deletions as shall hereafter be approved by the President/CEO, or any other member of the Authority with the prior written approval of the Chairman of the Authority, in consultation with the legal counsel to the Authority, such execution shall evidence the Authority’s approval thereof, and no further action shall be required. The President/CEO, or any other member of the Authority with the prior written approval of the Chairman of the Authority, is hereby authorized and directed on behalf of the Authority, in consultation with Authority’s legal counsel, to execute the Contract, with such changes, insertions and deletions as is deemed necessary, which do not substantively modify the attached proposal.

Passed and adopted at a meeting of the Cumberland County Improvement Authority held at its offices located at 745 Lebanon Road, Millville, New Jersey on Wednesday, June 25, 2025, at 4:00 p.m. prevailing time.

CERTIFICATE OF AVAILABILITY OF FUNDS

I, Nicholas Pacitto, Senior VP, Finance/CFO 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 this proposal between the Cumberland County Improvement Authority and Parker McCay P.A.. Money necessary to fund this contract has been projected not to exceed the amount of \$55,000.00. Money necessary to fund said scope of work shall be charged to the following Line-Item Appropriation or Account Number 02-00-20-5555, 12-00-20-5555, 12-XX-XX-2815, and 12-XX-20-5591. These funds will not be certified as being for more than one (1) pending contract / work assignment.

DATE:

6/25/25



Nicholas Pacitto, Sr. VP, Finance/CFO

REVIEWED BY:



Board Member



CUMBERLAND COUNTY IMPROVEMENT AUTHORITY

	Yes	No	Abstain	Absent
SCHNEIDER	X			
JONES	X			
SCYTHES	X			
HEMPLE	X			
BARSE	X			

Resolution Number: 2025-090

Dated: June 25, 2025

Offered By: Mr. Hemple

Seconded By: Mr. Scythes

AUTHORIZING THE EXECUTION AND DELIVERY OF A LAND BANK AGREEMENT WITH THE CITY OF SALEM PURSUANT TO N.J.S.A. 40A:12A-74

WHEREAS, The Cumberland County Improvement Authority (the “Authority”) was duly created by resolution of the Board of Directors of the County of Cumberland, New Jersey (the “County”), as a public body corporate and politic of the State of New Jersey pursuant to and in accordance with N.J.S.A. 40:37A-1, *et seq.*, as amended; and

WHEREAS, in enacting the “New Jersey Land Bank Law”, N.J.S.A 40A:12A-74, *et seq.* (the “Land Bank Law”), the State Legislature found that: (i) the continued presence and proliferation of vacant, abandoned, and other problem properties in the communities of the State “has a negative effect on the public health and welfare, reduces property values and municipal revenues, and impedes the economic development and revitalization of the State's municipalities, particularly its older cities; and (ii) that it is in the best interest of the State to allow municipalities to designate single entities to act on their behalf to acquire, maintain, convey, lease and otherwise dispose of vacant abandoned and problem properties, in order to carry out land banking activities to ensure that the reuse of these properties provides the greatest long-term benefit to the physical, social, and economic condition of the municipality”; and

WHEREAS, the City of Salem (the “City”) has determined that: (i) the continued presence and proliferation of vacant, abandoned, and other problem properties in the City has a negative impact on the public health, safety, and welfare of the City and its residents, reduces property values and municipal revenues, and impedes the economic development and revitalization of the City, and (ii) that the City can benefit from more effective tools to control the inventory of vacant, abandoned, and other problematic properties in the City to minimize the damage that they inflict on the City and its residents in their present condition and to facilitate their restoration to productive use, and

WHEREAS, June 23, 2025 the City adopted Ordinance 25-15, which: (i) designated Authority to serve as the City’s land bank entity under the Land Bank Law, and to exercise the powers, duties, functions, and responsibilities of a land bank entity thereunder; and (ii) authorized the execution of a certain Land Bank Agreement with the Authority for, among other things, the acquisition, maintenance, conveyance, leasing and other disposition of vacant, abandoned, and problem properties throughout the City (the “Land Bank Agreement”), a copy of which is attached hereto as Exhibit “A”, and

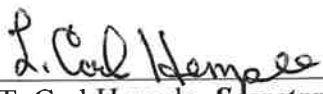
WHEREAS, the Authority desires to accept the appointment as the City's land bank entity under the Land Bank Law, and authorized the execution of the Land Bank Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CUMBERLAND COUNTY IMPROVEMENT AUTHORITY AND ITS MEMBERS THEREOF, AS FOLLOWS:

Section 1. The proposed Land Bank Agreement is hereby approved.

Section 2. The Secretary of the Authority and President are hereby authorized, empowered and directed to do all such acts and things, as may be necessary and proper to carry out and comply with the provisions of this Resolution and or the Land Bank Law, including but not limited to the execution of the Land Bank Agreement with the City. All actions taken or documents prepared by the Authority by its Members, other Authority officials and by the Authority's professional advisors, in connection the proposed contract with City of Salem, or any other action in connection therewith or related thereto, are hereby ratified, confirmed, approved and adopted.

The foregoing is a true copy of a resolution adopted by the Authority on June 25, 2025


T. Carl Hemple, *Secretary*



CUMBERLAND COUNTY IMPROVEMENT AUTHORITY

	Yes	No	Abstain	Absent
SCHNEIDER	X			
JONES	X			
SCYTHES	X			
HEMPLE	X			
BARSE	X			

Resolution Number: 2025-091

Dated: June 25, 2025

Offered By: Mr. Hemple

Seconded By: Mr. Scythes

AUTHORIZING A SHARED SERVICE AGREEMENT WITH THE CUMBERLAND COUNTY BOARD OF VOCATIONAL EDUCATION FOR CONSTRUCTION MANAGEMENT SERVICES RELATED TO THE CTE FACILITY

WHEREAS, the Cumberland County Improvement Authority (the “Authority”) has been duly created by resolution of the Board of Chosen Commissioners of the County of Cumberland, New Jersey (the “County”), as a public body corporate and politic of the State of New Jersey (the “State”) pursuant to and in accordance with *N.J.S.A. 40:37A-1 et seq.*, as amended (the “Act”); and

WHEREAS, the Cumberland County Board of Vocational Education (“CCBVE”) seeks an experienced construction manager related to the CTE Facility; and

WHEREAS, the Authority possesses the ability to provide such services to the CCBVE; and

WHEREAS, for purposes of expertise, efficiencies, and cost savings, the CCBVE and the Authority have negotiated this Agreement between the CCBVE and the Authority with respect to the Services; and

WHEREAS, the CCBVE and the Authority both have the legal authority under the Uniform Shared Service and Consolidation Act, *N.J.S.A. 40A:65-1 et seq.* (the “Act”) to enter into a shared service agreement with any other local unit to provide or receive any service that each local unit could perform on its own; and

WHEREAS, the Governing Body of the CCBVE and the Commissioners of the Authority are desirous of entering into an Agreement to allow the entities to work cooperatively as described in the Project and Scope of the Services in the Agreement.

**NOW, THEREFORE, BE IT RESOLVED BY THE CUMBERLAND COUNTY
IMPROVEMENT AUTHORITY AND ITS MEMBERS THEREOF, AS FOLLOWS:**

1. The Pursuant to and in accordance with the provisions of the Act, and specifically *N.J.S.A. 40:37A-54(j)*, and this Resolution, the Authority hereby approves the Contract, with such

changes, insertions and deletions as shall hereafter be approved by the President/CEO, or any other member of the Authority with the prior written approval of the Chairman of the Authority, in consultation with the legal counsel to the Authority. Such execution shall evidence the Authority's approval thereof, and no further action shall be required. The President/CEO, or any other member of the Authority with the prior written approval of the Chairman of the Authority, is hereby authorized and directed on behalf of the Authority, in consultation with Authority's legal counsel, to execute the Contract, with such changes, insertions and deletions as is deemed necessary, which do not substantively modify the Agreement.

2. The President/CEO, or any other Member of the Authority so authorized by the Chairman of the Authority, are hereby authorized, empowered, and directed to, pursuant to N.J.S.A. 40A:65-4(3)(b), file a certified true copy of this Resolution and the referenced Shared Service Agreement with the New Jersey Department of Community Affairs, Division of Local Government Services, 101 South Broad Street, Trenton, New Jersey 08625 upon its adoption.

Passed and adopted at a meeting of the Cumberland County Improvement Authority held at its offices located at 745 Lebanon Road, Millville, New Jersey, on Wednesday, June 25, 2025, at 4:00 p.m. prevailing time.



CUMBERLAND COUNTY IMPROVEMENT AUTHORITY

	Yes	No	Abstain	Absent
SCHNEIDER	X			
JONES	X			
SCYTHES	X			
HEMPLE	X			
BARSE	X			

Resolution Number: 2025-092

Dated: June 25, 2025

Offered By: Mr. Hemple

Seconded By: Mr. Scythes

AUTHORIZING A SHARED SERVICE AGREEMENT WITH THE UPPER DEERFIELD TOWNSHIP BOARD OF EDUCATION FOR CONSTRUCTION MANAGEMENT SERVICES

WHEREAS, the Cumberland County Improvement Authority (the “Authority”) has been duly created by resolution of the Board of Chosen Commissioners of the County of Cumberland, New Jersey (the “County”), as a public body corporate and politic of the State of New Jersey (the “State”) pursuant to and in accordance with *N.J.S.A. 40:37A-1 et seq.*, as amended (the “Act”); and

WHEREAS, the Upper Deerfield Township Board of Education (“UDTBE”) seeks an experienced construction manager related to the Installation of a Paging System at any/all school buildings; and

WHEREAS, the Authority possesses the ability to provide such services to the UDTBE; and

WHEREAS, for purposes of expertise, efficiencies, and cost savings, the UDTBE and the Authority have negotiated this Agreement between the UDTBE and the Authority with respect to the Services; and

WHEREAS, the UDTBE and the Authority both have the legal authority under the Uniform Shared Service and Consolidation Act, *N.J.S.A. 40A:65-1 et seq.* (the “Act”) to enter into a shared service agreement with any other local unit to provide or receive any service that each local unit could perform on its own; and

WHEREAS, the Governing Body of the UDTBE and the Commissioners of the Authority are desirous of entering into an Agreement to allow the entities to work cooperatively as described in the Project and Scope of the Services in the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CUMBERLAND COUNTY IMPROVEMENT AUTHORITY AND ITS MEMBERS THEREOF, AS FOLLOWS:

1. The Pursuant to and in accordance with the provisions of the Act, and specifically *N.J.S.A. 40:37A-54(j)*, and this Resolution, the Authority hereby approves the Contract, with such changes, insertions and deletions as shall hereafter be approved by the President/CEO, or any other member of the Authority with the prior written approval of the Chairman of the Authority, in consultation with the legal counsel to the Authority. Such execution shall evidence the Authority's approval thereof, and no further action shall be required. The President/CEO, or any other member of the Authority with the prior written approval of the Chairman of the Authority, is hereby authorized and directed on behalf of the Authority, in consultation with Authority's legal counsel, to execute the Contract, with such changes, insertions and deletions as is deemed necessary, which do not substantively modify the Agreement.
2. The President/CEO, or any other Member of the Authority so authorized by the Chairman of the Authority, are hereby authorized, empowered, and directed to, pursuant to *N.J.S.A. 40A:65-4(3)(b)*, file a certified true copy of this Resolution and the referenced Shared Service Agreement with the New Jersey Department of Community Affairs, Division of Local Government Services, 101 South Broad Street, Trenton, New Jersey 08625 upon its adoption.

Passed and adopted at a meeting of the Cumberland County Improvement Authority held at its offices located at 745 Lebanon Road, Millville, New Jersey, on Wednesday, June 25, 2025, at 4:00 p.m. prevailing time.



CUMBERLAND COUNTY IMPROVEMENT AUTHORITY

	Yes	No	Abstain	Absent
SCHNEIDER	X			
JONES	X			
SCYTHES	X			
HEMPLE	X			
BARSE	X			

Resolution Number: 2025-093
Dated: June 25, 2025
Offered By: Mr. Hemple
Seconded By: Mr. Scythes

APPROVAL OF CHANGE ORDER NO. 4 TO THE CONTRACT WITH ALIANO BROTHERS GENERAL CONSTRUCTION FOR THE ADMINISTRATION BUILDING ADDITION AND RENOVATION PROJECT AT THE SOLID WASTE COMPLEX

WHEREAS, the Cumberland County Improvement Authority (the “Authority”) has been duly created by resolution of the Board of Chosen Commissioners of the County of Cumberland, New Jersey (the “County”), as a public body corporate and politic of the State of New Jersey (the “State”) pursuant to and in accordance with N.J.S.A. 40:37A-1 et seq., as amended (the “Act”); and

WHEREAS, the Authority awarded a contract to Aliano Brothers Contractors, Inc through Resolution #2024-111 dated September 25, 2024, in the amount of \$3,132,000.00 for the Administration building renovation and addition project at the Solid Waste Complex; and

WHEREAS, on April 23, 2025 the Authority approved Change Order Nos. 1 & 2 to the contract, resulting in an increase of \$44,689.75 to the Contract; and

WHEREAS, on May 28, 2025, the Authority approved Change Order No. 3 to the contract, resulting in an increase of \$13,535.36 to the Contract; and

WHEREAS, the need has arisen to issue Change Order No 4 to the contract resulting in an increase to the Contract amount as follows:

Original Contract	\$3,132,000.00
Change Order #1 & 2	\$ 44,689.75
Change Order #3	\$ 13,535.36
<u>Change Order #4</u>	<u>\$ 88,532.23</u>
Total of approved Change Orders	(4.7%) \$ 146,757.34
New Total	\$3,278,757.34

WHEREAS, the Authority has made such determinations as are required pursuant to N.J.A.C. 5:30-11.1 et seq. in order to authorize the Change Order; and

WHEREAS, the Authority desires to accept and approve the Change Order submitted on the terms contained therein and as hereinafter set forth.

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

1. Pursuant to and in accordance with the provisions of the Act, and specifically N.J.S.A. 40:37A-54(j), and this Resolution, the Authority hereby approves the contract amendment, with such changes, insertions and deletions as shall hereafter be approved by the President/CEO, or any other member of the Authority with the prior written approval of the Chairman of the Authority, in consultation with the legal counsel to the Authority. Such execution shall evidence the Authority's approval thereof, and no further action shall be required. The President/CEO, or any other member of the Authority with the prior written approval of the Chairman of the Authority, is hereby authorized and directed on behalf of the Authority, in consultation with Authority's legal counsel, to execute the Contract, with such changes, insertions and deletions as is deemed necessary, which do not substantively modify the Agreement.

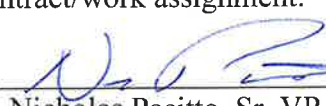
Passed and adopted at a meeting of the Cumberland County Improvement Authority held at its offices located at 745 Lebanon Road, Millville, New Jersey on Wednesday, June 25, 2025, at 4:00 p.m. prevailing time.

CERTIFICATE OF AVAILABILITY OF FUNDS

I, Nicholas Pacitto, 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 Aliano Brothers General Contractors Inc. Money necessary to fund said contract has been projected in an amount not to exceed \$3,278,757.34. Money necessary to fund said scope of work shall be charged to the following Line-Item Appropriation or Account Numbers 02-00-37-1800. These funds will not be certified as being for more than one (1) pending contract/work assignment.

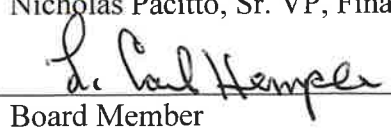
DATE:

6/25/25



Nicholas Pacitto, Sr. VP, Finance/CFO

REVIEWED BY:



Board Member



CUMBERLAND COUNTY IMPROVEMENT AUTHORITY

	Yes	No	Abstain	Absent
SCHNEIDER	X			
JONES	X			
SCYTHES	X			
HEMPLE	X			
BARSE	X			

Resolution Number: 2025-094

Dated: June 25, 2025

Offered By: Mr. Hemple

Seconded By: Mr. Scythes

APPROVAL OF PROPOSAL FROM CME ASSOCIATES FOR PROFESSIONAL ENGINEERING SERVICES RELATED TO THE KINGWOOD NJSP PROJECT

WHEREAS, The Cumberland County Improvement Authority (the “Authority”) has been duly created by resolution of the Board of County Commissioners of the County of Cumberland, New Jersey (the “County”), as a public body corporate and politic of the State of New Jersey (the “State”) pursuant to and in accordance with N.J.S.A. 40:37A-1 et seq., as amended (the “Act”); and

WHEREAS, on November 20, 2024, the Cumberland County Improvement Authority Board approved Resolution #2024-142 Acknowledging Qualified Vendors to provide as-needed quotations for providing Professional Engineering Services for 2025 per N.J.S.A 19:44A-20 et seq; and

WHEREAS, CME Associates is a listed and qualified vendor; and

WHEREAS, to expedite the project, the engineering services will be reviewed and approved in a phased approach as needed; and

WHEREAS, in accordance with Resolution 2024-142 CME Associates has submitted a proposal for professional engineering services for the first phase related to the Kingwood NJSP project for a projected fee not to exceed \$100,000.00; and

WHEREAS, Staff has reviewed the proposed scope and associated fee and has determined that they are reasonable.

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

1. The President/CEO of this Authority is hereby authorized and directed to execute an agreement pursuant to and in accordance with the provisions of the Act, and specifically N.J.S.A. 40:37A-54(j), and this Resolution, the Authority hereby approves the Contract, with such changes, insertions and deletions as shall hereafter be approved by the President/CEO, or any other

member of the Authority with the prior written approval of the Chairman of the Authority, in consultation with the legal counsel to the Authority, such execution shall evidence the Authority's approval thereof, and no further action shall be required. The President/CEO, or any other member of the Authority with the prior written approval of the Chairman of the Authority, is hereby authorized and directed on behalf of the Authority, in consultation with Authority's legal counsel, to execute the Contract, with such changes, insertions and deletions as is deemed necessary, which do not substantively modify the attached proposal.

Passed and adopted at a meeting of the Cumberland County Improvement Authority held at its offices located at 745 Lebanon Road, Millville, New Jersey on Wednesday, June 25, 2025, at 4:00 p.m. prevailing time.

CERTIFICATE OF AVAILABILITY OF FUNDS

I, Nicholas Pacitto, Senior VP, Finance/CFO 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 this proposal between the Cumberland County Improvement Authority and CME Associates. Money necessary to fund this proposal has been projected not to exceed the amount of \$100,000.00. Money necessary to fund said scope of work shall be charged to the following Line-Item Appropriation or Account Number 12-17-99-2813. These funds will not be certified as being for more than one (1) pending contract / work assignment.

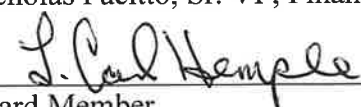
DATE:

6/25/25



Nicholas Pacitto, Sr. VP, Finance/CFO

REVIEWED BY:



Board Member



CUMBERLAND COUNTY IMPROVEMENT AUTHORITY

Yes No Abstain Absent

SCHNEIDER	X			
JONES	X			
SCYTHES	X			
HEMPLE	X			
BARSE	X			

Resolution Number: 2025-095

Dated: June 25, 2025

Offered By: Mr. Hemple

Seconded By: Mr. Scythes

RESOLUTION OF THE CUMBERLAND COUNTY IMPROVEMENT AUTHORITY AUTHORIZING AND APPROVING THE ASSIGNMENT AND ASSUMPTION OF THAT CERTAIN GROUND LEASE AGREEMENT, AS HERETOFOR AMENDED, BETWEEN THE CUMBERLAND COUNTY IMPROVEMENT AUTHORITY AND INTERSECT ENERGY LLC, TO AND BY CEP RENEWABLES, LLC; AUTHORIZING AND APPROVING THE EXECUTION AND DELIVERY OF (I) FURTHER AMENDMENTS AND SUPPLEMENTS TO SAID GROUND LEASE, (II) ONE OR MORE ADDITIONAL GROUND LEASES WITH CEP RENEWABLES, LLC, AND (III) ANY OTHER AGREEMENTS, DOCUMENTS AND CERTIFICATES NECESSARY OR REQUIRED TO EFFECTUATE THE DEVELOPMENT OF SOLAR VOLTAIC ENERGY SYSTEMS ON CERTAIN REAL PROPERTY LOCATED IN THE TOWNSHIP OF DEERFIELD, NEW JERSEY; AND AUTHORIZING OTHER NECESSARY ACTIONS IN CONNECTION THEREWITH

BACKGROUND

WHEREAS, the Cumberland County Improvement Authority a public body corporate and politic of the State of New Jersey ("Authority") owns approximately 96-acres of land commonly known as Block 76, Lots 2, 3, 4, 5, 6 and 31 (the "Redevelopment Property") on the official Tax Maps of the Township of Deerfield, in the County of Cumberland, New Jersey ("Township"); and

WHEREAS, on April 6, 1999, the Township adopted Resolution R-04-358 designating the Redevelopment Property as an "area in need of redevelopment" pursuant to the New Jersey Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "Redevelopment Law"); and

WHEREAS, on April 6, 1999, the Township adopted a redevelopment plan for the Redevelopment Property, as amended on July 5, 2017 (as amended, the "Redevelopment Plan");

and

WHEREAS, in August 2017, the Township entered into a Redevelopment Agreement with the Authority (the "Redevelopment Agreement") which provides for, among other things, the development of one or more solar photovoltaic energy systems on the Redevelopment Property; and

WHEREAS, in furtherance of the Redevelopment Agreement, the Authority issued that certain Request for Proposals for Ground Lease for the sole Purpose of Developing a Solar Photovoltaic Energy System, on Wednesday, July 1, 2020 (the "RFP"); and

WHEREAS, the RFP requested proposals from entities to design, build and construct a solar photovoltaic energy system over a portion of the Redevelopment Property; and

WHEREAS, Intersect Energy LLC ("Intersect") submitted a proposal to the RFP that met the requirements of the RFP and satisfied the needs of the Authority; and

WHEREAS, the Authority and Intersect previously entered into that certain Ground Lease Agreement dated March 16, 2021, which was then superseded by that certain Amended and Restated Ground Lease Agreement dated June 23, 2022 (collectively, the "Original Ground Lease") pursuant to which, among other things, Intersect agreed to develop, construct and operate on a portion of the Redevelopment Property a 10MW photovoltaic solar energy system (the "Original Project"); and

WHEREAS, Intersect did not (and has not to date) completed the Original Project as contemplated by the Original Ground Lease, and did not (and has not to date) paid to the Authority certain amounts due and payable under the Original Ground Lease; and

WHEREAS, as a result of its continued inability to complete the Original Project, Intersect entered into discussions with CEP Renewables, LLC ("CEP") for CEP to facilitate the assumption of the rights, title, duties and obligations of Intersect in and to the Original Ground Lease; and

WHEREAS, pursuant to the terms and provisions of the Original Ground Lease, Intersect is permitted to assign and CEP is permitted to assume the rights, title, duties and obligations of Intersect in and to the Original Ground Lease upon the written consent of the Authority; and

WHEREAS, CEP has proposed to the Authority the completion of two (2) photovoltaic solar energy systems to be developed, constructed and operated on a portion of the Redevelopment Property that include: (i) an approximately 15MW-DC ground-mounted utility scale solar photovoltaic system to service, in part, F&S Fresh Foods energy supply needs ("F&S Project"); and (ii) an approximately 50MW-DC ground-mounted grid-supply solar photovoltaic energy system ("Grid-Supply Project" and, together with the F&S Project, the "New Projects"); and

WHEREAS, the Authority has determined that the CEP has the experience, skill, financial ability and expertise required to implement the New Projects and to undertake the ground lease of a portion of the Redevelopment Property upon which the New Projects will be located (referred to as

the "Premises"); and

WHEREAS, in order to undertake the New Projects: (i) the Original Ground Lease shall be assigned by Intersect by CEP pursuant to an Assignment and Assumption Agreement by and among Intersect, CEP and the Authority ("Assignment and Assumption Agreement"); (ii) with respect to the F&S Project, the Original Ground Lease shall be amended and restated pursuant to an Amended and Restated Ground Lease Agreement by and between the Authority and CEP ("Amended and Restated Ground Lease"), upon terms and provisions mutually satisfactory to the Authority and CEP; (iii) with respect to the Grid-Supply Project, the Authority and CEP shall enter into a new Ground Lease Agreement ("New Ground Lease") upon terms and provisions mutually satisfactory to the Authority and CEP; and (iv) the Authority and CEP shall enter into, execute and deliver such additional agreements, contracts, certificates, schedules, exhibits and other documents as shall be necessary or required to assign the Original Ground Lease to CEP and to undertake and complete the New Projects and the lease of the Premises (collectively, the "Additional Documents"); and

WHEREAS, the Authority is authorized by the County Improvement Authority Law, *N.J.S.A. 40:37A-54 et seq.* the Redevelopment Law and the Redevelopment Agreement, to enter into the Assignment and Assumption Agreement, the Amended and Restated Ground Lease, the New Ground Lease and the Additional Documents for the lease of the Premises (as defined herein) and the development and construction of the New Projects thereon; and

WHEREAS, the Authority is now desirous of authorizing and approving: (i) the assignment and assumption of the Original Ground Lease from Intersect to CEP; (ii) the undertaking and completion of the New Projects; (iii) the execution and delivery of the Assignment and Assumption Agreement, the Amended and Restated Ground Lease, the New Ground Lease and the Additional Documents (collectively, the "New Documents"); and (iv) the undertaking and completion of any and all other required actions in connection with the assignment and assumption of the Original Ground Lease, the undertaking and completion of the New Projects, the execution and delivery of the New Documents and the lease of the Premises to CEP (items (i) through (iv) are collectively referred to herein as the "Solar Ground Lease Project").

NOW, THEREFORE, BE IT RESOLVED BY THE CUMBERLAND COUNTY IMPROVEMENT AUTHORITY, AS FOLLOWS:

Section 1. Pursuant to the authority and direction provided by this Resolution, the Authority hereby authorizes and approves: (i) the assignment of the Original Ground Lease from Intersect to CEP; (ii) the Solar Ground Lease Project; and (iii) the performance of any and all action necessary or desirable to complete the Solar Ground Lease Project subject in all respects to the successful negotiation, execution and delivery of the New Documents.

Section 2. The Chairman, Vice Chairman, Secretary and President/Chief Executive Officer of the Authority or any other officer of the Authority who shall have the power to execute contracts pursuant to the Act (collectively, the "Authorized Officers"), are each hereby authorized to execute and deliver any and all agreements, instruments, certificates and documents necessary or desirable to effectuate the Solar Ground Lease Project, all in accordance with the terms of this Resolution.

Section 3. The execution and delivery of the New Documents, with such changes, additions or deletions as may be approved or recommended by Parker McCay, Special Counsel to the Authority ("Special Counsel"), and the other professionals of the Authority, prior to the execution thereof, is hereby authorized and approved.

Section 4. The Authorized Officers are each hereby authorized and directed to execute, acknowledge and deliver the New Documents, and any and all other documents and certifications deemed necessary to complete the Solar Ground Lease Project, on behalf of the Authority. The execution of the New Documents and such other documents and certificates by the Authorized Officers shall conclusively evidence the Authority's approval of the terms thereof and no further ratification or other action by the Authority shall be required with respect thereto.

Section 5. The Authorized Officers, with the assistance of Special Counsel and the other professionals of the Authority, are hereby authorized and directed to prepare and disseminate any and required notices, certificates or other documents required to complete the New Projects, the Solar Ground Lease Project, the assignment and assumption of the Original Ground Lease, and the execution and delivery of the New Documents.

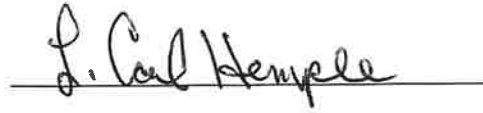
Section 6. The Authorized Officers are hereby jointly and severally authorized and directed to do and perform all things and execute all documents, instruments and certifications in the name of the Authority and to make all payments necessary or, in their opinion advisable, to enable the Authority to carry out its obligations under the terms of this Resolution.

Section 7. All actions heretofore taken and documents prepared to be executed by or on behalf of the Authority by the Authorized Officers or by the Authority's professional advisors, in connection with: (i) the Solar Ground Lease Project generally; (ii) the Original Ground Lease and/or the New Documents; and (iii) all matters related thereto, are hereby authorized, approved, ratified and confirmed.

Section 8. All resolutions, or parts thereof, inconsistent herewith are hereby rescinded and repealed to the extent of any such inconsistency.

Section 9. This resolution shall take effect in accordance with the provisions of the Act, specifically N.J.S.A. 40:37A-50.

The foregoing is a true copy of a resolution adopted by the governing body of THE CUMBERLAND COUNTY IMPROVEMENT AUTHORITY at a meeting thereof duly called and held on June 25, 2025.

A handwritten signature in black ink, reading "T. Carl Hemple", is written over a horizontal line.

T. CARL HEMPLE, Secretary
The Cumberland County Improvement Authority

[Seal]



CUMBERLAND COUNTY IMPROVEMENT AUTHORITY

	Yes	No	Abstain	Absent
SCHNEIDER	X			
JONES	X			
SCYTHES	X			
HEMPLE	X			
BARSE	X			

Resolution Number: 2025- _096_

Dated: June 25, 2025

Offered By: Mr. Hemple

Seconded By: Mr. Scythes

**RESOLUTION OF THE CUMBERLAND COUNTY IMPROVEMENT AUTHORITY
AUTHORIZING THE MORTGAGE OF AUTHORITY PROPERTY AND THE EXECUTION
OF AN INDEMNITY GUARANTY AGREEMENT TO SECURE A LOAN TO FOOD
SPECIALIZATION CENTER, LLC, AND ACKNOWLEDGING THE COLLATERAL
ASSIGNMENT OF FOOD SPECIALIZATION CENTER, LLC'S OPTION TO ACQUIRE THE
MORTGAGED PROPERTY IN FEE.**

WHEREAS, The Cumberland County Improvement Authority (the "Authority") was duly created by resolution of the Board of Directors of the County of Cumberland, New Jersey (the "County"), as a public body corporate and politic of the State of New Jersey pursuant to and in accordance with N.J.S.A. 40:37A-1, *et seq.*, as amended; and

WHEREAS, the Authority is the fee simple title holder to that certain real property designated as designated as Block 170, Lot 8 on the tax maps of the City of Bridgeton, Cumberland County, New Jersey (the "Property"); and

WHEREAS, the Authority entered into that certain Ground Lease Agreement dated as of May 24, 2018, as amended, as ground lessor, and Food Specialization Redevelopment Corporation ("FSRC"), as ground lessee (the "Ground Lease") regarding the Property; and

WHEREAS, under the terms and conditions of the Ground Lease, the Authority constructed on the Property and long-term leased to FSRC a 27,000 square foot state-of-the-art food processing facility (the "Building"); and

WHEREAS, FSRC entered into an Operating Lease Agreement, dated May 4, 2021, as amended, with Chank's USA, LLC ("Chanks") and Food Specialization Center LLC ("FSC"), an affiliate of Chanks, for the operation and use of portions of the Building (the "Operating Lease"); and

WHEREAS, pursuant to that certain First Amendment to the Amended and Restated Operating Lease Agreement, dated August 5, 2024, FSRC was provided with the option convey all rights title and

WHEREAS, on August 5, 2024, FSC entered into an Option Agreement with FSRC under which FSC and FSRC memorialized the Ground Lease Option and FSC was granted an option to purchase the Building from the Authority for consideration of one dollar (\$1) (the “Fee Option”); and

WHEREAS, FSRC and FSC have agreed to the Ground Lease Option to have FSC acquire the Ground Lease from FSRC and has executed a Term Sheet, dated May 30, 2025, providing that BCC Loan Funder III LLC (the “Lender”) shall give FSC a loan in the amount of \$3,000,000.00 (the “FSC Loan”) to be utilized in part to pay the Ground Lease Option Payment; and

WHEREAS, the Lender requires certain security be given to secure the FSC Loan which may include a mortgage on the fee simple Property and a Collateral Assignment of the Fee Option as security for the FSC Loan, and/or the Authority’s consent if needed to a leasehold mortgage in respect of the Ground Lease, as well as confirmation from the Authority regarding certain terms and conditions of the Fee Option that it is for the conveyance of both the fee simple Property and the Building (the “Fee Option Conveyance”); and

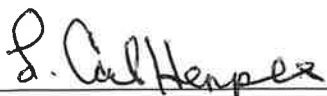
WHEREAS, the Authority desires to authorize, should the same be required, the execution of an Indemnity Guaranty Agreement and a Mortgage and Security Agreement and approve the form of or execution of such related documents provided by the Lender including the Collateral Assignment of Ground Lease, all as attached hereto as Exhibit “A”, (the “FSC Loan Documents”) in order to facilitate FSC’s acquisition of the Ground Lease or, in the alternative, consent to the leasehold mortgage by FSC of its interest in the Ground Lease; and

WHEREAS, the Authority, FSRC, Chunks and FSC desire to amend the Operating Lease to clarify that upon the exercise of the Ground Lease option, certain rights and benefits to payment to the Authority and FSRC are being retained by FSRC and the Authority (the “Operating Lease Amendment”);

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

1. The Authority hereby acknowledges and approves the forms of the FSC Loan Documents and Operating Lease Amendment, or, in the alternative, consent to the leasehold mortgage by FSC of its interest in the Ground Lease, and the Secretary of the Authority and President are hereby authorized, empowered and directed to do all such acts and things, as may be necessary and proper to carry out and comply with the provisions of this Resolution, including but not limited to the execution of the FSC Loan Documents and the Operating Lease Amendment. All actions taken or documents prepared by the Authority by its Members, other Authority officials and by the Authority’s professional advisors, in connection the proposed Assignment, or any other action in connection herewith or therewith or related thereto, are hereby ratified, confirmed, approved and adopted.
2. The Authority hereby ratifies and confirms that the Fee Option is inclusive of the Property and the improvements related thereto including the Building.

Passed and adopted at a meeting of the Cumberland County Improvement Authority, held on Wednesday, June 25, 2025 at 4:00 p.m. prevailing time.


T. Carl Hemple, Secretary



CUMBERLAND COUNTY IMPROVEMENT AUTHORITY

	Yes	No	Abstain	Absent
SCHNEIDER	X			
JONES	X			
SCYTHES	X			
HEMPLE	X			
BARSE	X			

Resolution Number: 2025-097

Dated: June 25, 2025

Offered By: Mr. Hemple

Seconded By: Mr. Scythes

APPROVAL OF BILL PAYMENTS AS SUBMITTED FOR THE MONTH

BE IT RESOLVED, by the Board of the Cumberland County Improvement Authority, that the general operating bill payments presented at this meeting, per the detailed list attached, amount to \$4,266,640.98 and the same are hereby approved and passed by this Board of the Cumberland County Improvement Authority.

BE IT FURTHER RESOLVED that the Treasurer of the Cumberland County Improvement Authority is hereby authorized and directed to effectuate payment of the items listed on the attached schedule.

Passed and adopted at a meeting of the Cumberland County Improvement Authority held at its offices located at 745 Lebanon Road, Millville, New Jersey on Wednesday, June 25, 2025, at 4:00 p.m. prevailing time.

CERTIFICATE OF VOUCHERS FOR PAYMENT

I, Nicholas Pacitto, Senior Vice President, Finance/CFO 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 attached listing of bill payments. Money necessary to fund said bill payments has been provided for and projected in the amount of \$4,266,640.98.

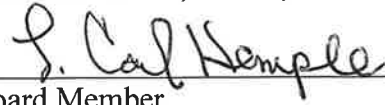
DATE:

6/25/25



Nicholas Pacitto, Sr. VP, Finance/CFO

REVIEWED BY:



Board Member

Range of Checking Accts: First to Last Range of Check Dates: 06/01/25 to 06/30/25
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
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ACQUISITION2025 UPPER DEERFIELD BOE ACQUIS2025

5015	06/28/25	USBANK	U.S. Bank National Association	20.73	2762
5016	06/28/25	UPBOE	Upper Deerfield Township	1,255.00	2768

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	2	0	1,275.73	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	2	0	1,275.73	0.00

DEVELOPMENT DEVELOPMENT CHECKING

1525	06/26/25	USBANK	U.S. Bank National Association	41.46	2760
12319	06/26/25	ACUPRI	Acu-Print Corp.	162.00	2769
12320	06/26/25	CCIA	Cumberland County Improvement	7,800.00	2769
12321	06/26/25	CMEASS	CME Associates	7,493.85	2769
12322	06/26/25	ERBOC	Ernest Bock & Sons, Inc.	682,702.73	2769
12323	06/26/25	PARMCC	Parker McCay P.A.	13,617.70	2769
12324	06/26/25	PAUSOK	Paulus, Sokolowski & Sartor	9,978.10	2769
12325	06/26/25	TMASSO	T&M Associates	4,510.00	2769
12326	06/26/25	WRICOM	Wright Commissioning, LLC	1,200.00	2769
12327	06/26/25	MARLAW	Marmero Law, LLC	45.00	2772
12328	06/26/25	TEAREE	Team Reed Landscaping, Inc.	400.00	2772

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	11	0	727,950.84	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	11	0	727,950.84	0.00

NJSPACQUIS2023 NJSP ACQUISITION SERIES 2023

4023	06/21/25	USBANK	U.S. Bank National Association	20.73	2761
4024	06/21/25	ARTOGR	Arthur J. Ogren, INC	720,817.78	2771
4025	06/21/25	CCIA	Cumberland County Improvement	18,416.79	2771
4026	06/21/25	PARMCC	Parker McCay P.A.	469.00	2771

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	4	0	739,724.30	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	4	0	739,724.30	0.00

O M 2014 BONDS OPERATING 2014 BOSS/CWED

1524	06/23/25	USBANK	U.S. Bank National Association	5,764.92	2759
1528	06/23/25	AIRTEC	Air & Gas Technologies Inc	3,650.00	2766
1529	06/23/25	ALLSOL	All Key Solutions, LLC	49.90	2766
1530	06/23/25	ATLELE	Atlantic City Electric	2,001.09	2766
1531	06/23/25	SOUGAS	South Jersey Gas Company	13,508.68	2766
8014	06/23/25	ALAARO	Alan Aron	300.00	2770
8015	06/23/25	ALBRIZ	Alberto Rizzo	300.00	2770
8016	06/23/25	ALELOS	Alexander Losada Ibanez	300.00	2770
8017	06/23/25	ALFQUI	Alfredo Quintana	300.00	2770
8018	06/23/25	AUTCOM	Automotive Parts Co. of SJ	8.82	2770
8019	06/23/25	BEAHUG	Beatrice Hughes	250.00	2770

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
0 M 2014	BONDS	OPERATING 2014 BOSS/CWED	Continued		
8020	06/23/25	BIACHA Biagi, Chance, Cummins, London	6,750.00		2770
8021	06/23/25	BRAMIL Brandon Miller	300.00		2770
8022	06/23/25	BRIARE Bridgeton Area Chamber of	275.00		2770
8023	06/23/25	BROCOM Brookaire Company, LLC	3,097.55		2770
8024	06/23/25	BROINT Brown's Integrated Pest Mgmt	265.00		2770
8025	06/23/25	CAPMAY Cape May County Chamber of	450.00		2770
8026	06/23/25	CCIA Cumberland County Improvement	1,053.00		2770
8027	06/23/25	CHACOM Chamber of Commerce Southern	2,000.00		2770
8028	06/23/25	CHRHAM Christopher R Hambleton	300.00		2770
8029	06/23/25	CLECOM Clear Communications Inc	550.00		2770
8030	06/23/25	COLELE Colonial Electric Supply	11.79		2770
8031	06/23/25	COMCAS Comcast Cable	778.38		2770
8032	06/23/25	COMCLO Comtec Cloud Services LLC	2,846.61		2770
8033	06/23/25	CUMBOA Cumberland County Board of	6,086.85		2770
8034	06/23/25	CUMCOU Cumberland County Util Auth	8,593.69		2770
8035	06/23/25	CUMEMP Cumberland Empowerment Zone	7,500.00		2770
8036	06/23/25	CVINEL City of Vineland	25,552.27		2770
8037	06/23/25	DISURB Diseno Urbano Studio PC	16,000.00		2770
8038	06/23/25	DYLWUL Dylan wulderk	150.00		2770
8039	06/23/25	EDMAZU Ed Mazurkiewicz	300.00		2770
8040	06/23/25	ELMDOO Elmer Door and Exteriors LLC	1,016.00		2770
8041	06/23/25	FEARYA Ryan Feaster	300.00		2770
8042	06/23/25	FIRDEF Fire Defense Systems	480.00		2770
8043	06/23/25	GERHAR Gerald Harlacker Jr.	300.00		2770
8044	06/23/25	GMPRIN G&M Printwear	1,622.00		2770
8045	06/23/25	GREGRA Gregory Graves	300.00		2770
8046	06/23/25	HUNJER Hunter Jersey Peterbilt	1,141.71		2770
8047	06/23/25	INTREA Integra Realty Resources	4,000.00		2770
8048	06/23/25	JACGAL Jacqueline Galbiati	30.20		2770
8049	06/23/25	JODHIR Jody Hirata	500.00		2770
8050	06/23/25	JOEGRI Joe Grieff	300.00		2770
8051	06/23/25	JUABER Juan Berrios	300.00		2770
8052	06/23/25	KEVFRA Kevin Fratto	300.00		2770
8053	06/23/25	KIMAYR Kimberly J Ayres	2,191.96		2770
8054	06/23/25	LEEWAY Lee-Way Electrical, LLC	2,482.51		2770
8055	06/23/25	MAMANC Marion Mancini	300.00		2770
8056	06/23/25	MARTOV Martha Tovar Gomez	300.00		2770
8057	06/23/25	NANBOR Nancy Boren	300.00		2770
8058	06/23/25	NEIRIL Neil Riley	300.00		2770
8059	06/23/25	NEXELE NextEra Renewable Fuels	19,357.83		2770
8060	06/23/25	NFISOL NFI Solar, LLC	12,832.41		2770
8061	06/23/25	NJAMER New Jersey American Water	330.74		2770
8062	06/23/25	NJHMFA NJ Housing & Mortgage Finance	600.00		2770
8063	06/23/25	NORPLU Northeast Plumbing Services	0.00	06/23/25 VOID	0
8064	06/23/25	NORPLU Northeast Plumbing Services	26,093.07		2770
8065	06/23/25	PARMCC Parker McCay P.A.	67.00		2770
8066	06/23/25	PENPOW Penn Power Systems	358.00		2770
8067	06/23/25	PETMIL Petty Cash	215.00		2770
8068	06/23/25	QUIBRO Quinn Broadcasting Inc.	400.00		2770
8069	06/23/25	RACBEE Rachal M. Beechler	300.00		2770
8070	06/23/25	RADMOR Radames Morales	300.00		2770
8071	06/23/25	RENAPE Renee ApeI	300.00		2770

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
O M 2014 BONDS		OPERATING 2014 BOSS/CWED	Continued		
8072	06/23/25	RIGINC Riggins, Inc.	215.84		2770
8073	06/23/25	ROBROD Robert Rodriguez	300.00		2770
8074	06/23/25	ROBWUR Robin wurster	300.00		2770
8075	06/23/25	ROWCOL Rowan College of South Jersey	6,684.82		2770
8076	06/23/25	RSTSEC RST Security & Investigations	3,847.50		2770
8077	06/23/25	SCHELE Schindler Elevator Corp	121.98		2770
8078	06/23/25	SHOMIL Shoprite of Millville	221.65		2770
8079	06/23/25	SIRSPE Sir Speedy Printing	125.00		2770
8080	06/23/25	STESHE Stephanie Shelton	300.00		2770
8081	06/23/25	STOHAR Stonhard	29,800.00		2770
8082	06/23/25	TABRIT Tabitha Ritter	300.00		2770
8083	06/23/25	TANROS Tanner Ross	300.00		2770
8084	06/23/25	TEAREE Team Reed Landscaping, Inc.	3,814.30		2770
8085	06/23/25	TERNON Terra Nonno Winery	1,023.00		2770
8086	06/23/25	THEHOM The Home Depot Pro	5,821.55		2770
8087	06/23/25	USBANK U.S. Bank National Association	1,650.00	06/23/25 VOID	2770 (Reason: need to be exempt)
8088	06/23/25	VELGER Gerard Velazquez, III	300.00		2770
8089	06/23/25	VINWHI Vincent White	300.00		2770
8090	06/23/25	WAYFOR Wayde Foor	300.00		2770
8091	06/23/25	WBMAS W.B. Mason Co., Inc.	31.29		2770
8092	06/23/25	WILAUT Williams Auto Parts	311.46		2770
8093	06/23/25	MARLAW Marmero Law, LLC	90.00		2773
8094	06/23/25	USBANK U.S. Bank National Association	1,650.00		2773

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	84	2	243,070.37	1,650.00
Direct Deposit:	0	0	0.00	0.00
Total:	84	2	243,070.37	1,650.00

O M CHECKING		Operation & Maintenance Chkg		
1523	06/25/25	USBANK U.S. Bank National Association	16,026.03	2758
1532	06/25/25	ALLSOL All Key Solutions, LLC	48.88	2767
1533	06/25/25	ATLELE Atlantic City Electric	127.35	2767
1534	06/25/25	CSGFOR CSG Forte Payments, Inc.	8,861.72	2767
1535	06/25/25	DEL DEN Delta Dental of New Jersey	154.56	2767
1536	06/25/25	DEL DEN Delta Dental of New Jersey	38.64	2767
1537	06/25/25	DEL DEN Delta Dental of New Jersey	5,410.21	2767
1538	06/25/25	PAYCHE Paychex, Inc.	819.85	2767
1539	06/25/25	SOU COA Southern Coastal Regional	119,863.00	2767
1540	06/25/25	SOU GAS South Jersey Gas Company	1,269.22	2767
1541	06/25/25	STATA C StataCom Corp.	8,212.52	2767
1542	06/25/25	PRILIF Principal Life Group	728.58	2774
77863	06/25/25	ACV ENV ACV Environmental Services Inc	31,548.20	2775
77864	06/25/25	ALIBRO Aliano Brothers General	533,610.59	2775
77865	06/25/25	ASSNJR Association of NJ Recyclers	30.00	2775
77866	06/25/25	AST LIM Astrid Lima	300.00	2775
77867	06/25/25	ATLLIN Atlantic Lining Company	94,756.20	2775
77868	06/25/25	AUT COM Automotive Parts Co. of SJ	520.62	2775
77869	06/25/25	BANK NY The Bank of New York Mellon	2,500.00	2775
77870	06/25/25	BEN BOA Benjamin B Boardley	300.00	2775
77871	06/25/25	BEN SER Benecard Service LLC	38,868.15	2775
77872	06/25/25	BESEQU Best Equipment Inc.	263,970.00	2775
77873	06/25/25	BJ ROAS BJ Roasters	232.05	2775

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
O M CHECKING		Operation & Maintenance Chkg Continued		
77874	06/25/25	BRACHU Brandon Chudzinski	300.00	2775
77875	06/25/25	BROINT Brown's Integrated Pest Mgmt	575.00	2775
77876	06/25/25	CANFIN Canon Financial Services	605.00	2775
77877	06/25/25	CASBRA Castle Branch Inc.	139.50	2775
77878	06/25/25	CCIA Cumberland County Improvement	33,042.64	2775
77879	06/25/25	CENJER Central Jersey Equipment LLC	612.56	2775
77880	06/25/25	CHDISP C&H Disposal Service, Inc.	800.00	2775
77881	06/25/25	CHRAIS Christopher Alston	300.00	2775
77882	06/25/25	CINTAS Cintas Corporation	4,055.48	2775
77883	06/25/25	CITVIN City of Vineland	535.93	2775
77884	06/25/25	CLEHAR Clean Harbors Env. Services	1,854.60	2775
77885	06/25/25	CMEASS CME Associates	10,002.25	2775
77886	06/25/25	COMCLO Comtec Cloud Services LLC	500.24	2775
77887	06/25/25	CORMA2 Core & Main LP	134.40	2775
77888	06/25/25	COUCUM County of Cumberland	206,664.75	2775
77889	06/25/25	CSSIGN C&S Signs	1,285.00	2775
77890	06/25/25	CUMEQU Cummins Equipment Co., Inc	376.94	2775
77891	06/25/25	CUMREM Cumberland Reminder	1,040.00	2775
77892	06/25/25	CUMSAL Cumberland Salem Guide	600.00	2775
77893	06/25/25	DEFSAL Salvatore J. DeFrancisco	300.00	2775
77894	06/25/25	DELCOR Delcora	23,324.58	2775
77895	06/25/25	DEVMAC Devin MacAvoy	300.00	2775
77896	06/25/25	DONFIS Don Fiske	300.00	2775
77897	06/25/25	DUBCHE DuBois Chemicals, Inc.	8,776.38	2775
77898	06/25/25	DUNRIT Dun-Rite Sand & Gravel Co.,	14,746.83	2775
77899	06/25/25	EACINC EACR Inc.	2,012.50	2775
77900	06/25/25	ELIVAI Elizabeth Vain	300.00	2775
77901	06/25/25	FOLINC Foley, Inc.	11,462.77	2775
77902	06/25/25	FRAMAN Frank Manno Jr	300.00	2775
77903	06/25/25	FREENG Fralinger Engineering, PA	3,569.75	2775
77904	06/25/25	GANNMED Gannett NY/NJ LocalIQ	456.25	2775
77905	06/25/25	GRATUR GranTurk Equipment Co., Inc.	1,901.08	2775
77906	06/25/25	GRIORT Grisel Ortega-Duran	300.00	2775
77907	06/25/25	GRODIS Grove Disposal LLC	1,800.00	2775
77908	06/25/25	GROTRA Groff Tractor Mid Atlantic LLC	6,522.75	2775
77909	06/25/25	HALTRA Hale Trailer Brake & Wheel Inc	1,476.16	2775
77910	06/25/25	HECROD Hector Rodriguez, Jr.	300.00	2775
77911	06/25/25	HEIGRI Heidi Grieff	300.00	2775
77912	06/25/25	HILENT Hilltop Enterprises, Inc.	83,851.62	2775
77913	06/25/25	HUNJER Hunter Jersey Peterbilt	4,297.77	2775
77914	06/25/25	INGRAN Ingersoll-Rand Industrial U.S.	2,385.57	2775
77915	06/25/25	INSHEA Inspira Health Net Urgent Care	767.00	2775
77916	06/25/25	INSPRO Institute for Professional	50.00	2775
77917	06/25/25	IROAGE Iron Age Office LLC	21,893.81	2775
77918	06/25/25	JAMHOR James Horsey	300.00	2775
77919	06/25/25	JANHEC Janet Heck	390.00	2775
77920	06/25/25	JOEGIO Joseph A Giocondo	250.00	2775
77921	06/25/25	JOEMUS Joseph R. Musso	300.00	2775
77922	06/25/25	JUAPER Juan Perez	300.00	2775
77923	06/25/25	KEECOM Keen Compressed Gas Co.	475.83	2775
77924	06/25/25	KIMAYR Kimberly J Ayres	1,250.00	2775
77925	06/25/25	KIMMID Kimball Midwest	473.49	2775

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
O M CHECKING		Operation & Maintenance Chkg	Continued	
77926	06/25/25	KIMPAU Kim Paulino	200.00	2775
77927	06/25/25	KINJOH John King	300.00	2775
77928	06/25/25	KNIROB Robert L. Knipe	300.00	2775
77929	06/25/25	KYLELL Kyle Ellis	300.00	2775
77930	06/25/25	LIMELV Elvis Lima	300.00	2775
77931	06/25/25	MANWEL Manera's Welding & Fabrica	1,100.00	2775
77932	06/25/25	MARLAW Marmero Law, LLC	1,185.00	2775
77933	06/25/25	MSASAF MSA Safety Sales, LLC	205.00	2775
77934	06/25/25	NEWLEA New Leaf LLC	183,010.95	2775
77935	06/25/25	NEWMED Newspaper Media Group, LLC	857.00	2775
77936	06/25/25	NEXELE NextEra Renewable Fuels	30,689.79	2775
77937	06/25/25	NEXGEN Next Generation Recycling	5,669.00	2775
77938	06/25/25	NEXREN NextEra Renewable Fuels, LLC	42,674.66	2775
77939	06/25/25	NEXREN NextEra Renewable Fuels, LLC	5,592.93	2775
77940	06/25/25	NJDEPT Treasurer, State of New Jersey	3,525.00	2775
77941	06/25/25	NORPLU Northeast Plumbing Services	10,713.20	2775
77942	06/25/25	PACNIC Nick Pacitto	587.51	2775
77943	06/25/25	PDITEC PDI Technologies, Inc.	90.00	2775
77944	06/25/25	PETMIL Petty Cash	123.00	2775
77945	06/25/25	PHOADV Phoenix Advisors	1,413.75	2775
77946	06/25/25	PILLIG Pilotlight, LLC	10,084.00	2775
77947	06/25/25	POLSHR Polar Shredding	4,800.00	2775
77948	06/25/25	PROCOM ProComputer Service	2,530.00	2775
77949	06/25/25	QUIWEL Quinlan Well Drilling LLC	6,800.00	2775
77950	06/25/25	REAREF Ready Refresh	210.11	2775
77951	06/25/25	RIGINC Riggins, Inc.	18,225.38	2775
77952	06/25/25	RONJOH Ronald D. Johnson	300.00	2775
77953	06/25/25	SAMDEF Samantha DeFrancisco	300.00	2775
77954	06/25/25	SAVKNI Savannah Knipe	300.00	2775
77955	06/25/25	SCSENG SCS Engineers	20,915.50	2775
77956	06/25/25	SERTIR Service Tire Center	590.71	2775
77957	06/25/25	SHOMIL Shoprite of Millville	76.61	2775
77958	06/25/25	SOUCLA South Jersey Classics	36,500.00	2775
77959	06/25/25	SOUSTA South State Inc.	158.40	2775
77960	06/25/25	STATRE State Treasurer	50.00	2775
77961	06/25/25	SUBPRO Suburban Propane	39.65	2775
77962	06/25/25	SUBTES Suburban Testing Labs Inc	11,270.38	2775
77963	06/25/25	TAYOIL Taylor Oil Co. INC	515.40	2775
77964	06/25/25	TEAREE Team Reed Landscaping, Inc.	12,467.91	2775
77965	06/25/25	TIPTec Tipco Technologies, Inc	1,303.67	2775
77966	06/25/25	TMASSO T&M Associates	327.75	2775
77967	06/25/25	TRIMOD Triumph Modular, Inc	2,140.00	2775
77968	06/25/25	TROIL T&R Oil Company	1,725.72	2775
77969	06/25/25	VINAUT Vineland Auto Electric, Inc.	35.32	2775
77970	06/25/25	WBMAS W.B. Mason Co., Inc.	289.77	2775
77971	06/25/25	WCAMSU W Campbell Supply Co of AC LLC	829.92	2775
77972	06/25/25	WEXHEA WEX Health, Inc.	11.25	2775
77973	06/25/25	WILBEN Benjamin Williams	300.00	2775
77974	06/25/25	WILMAL William Maldonado	300.00	2775
77975	06/25/25	WWGRAI W.W. Grainger	271.06	2775

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
O M CHECKING					
Operation & Maintenance Chkg Continued					
Checking Account Totals		Paid	Void	Amount Paid	Amount Void
Checks:		125	0	2,009,560.10	0.00
Direct Deposit:		0	0	0.00	0.00
Total:		125	0	2,009,560.10	0.00
PAYROLL					
Payroll Checking Account					
1521	06/05/25	CCIA Cumberland County Improvement	225,891.76	06/05/25 VOID	2756 (Reason: revised check)
1522	06/05/25	CCIA Cumberland County Improvement	223,729.33		2757
1526	06/18/25	CCIA Cumberland County Improvement	227,743.92		2763
Checking Account Totals		Paid	Void	Amount Paid	Amount Void
Checks:		2	1	451,473.25	225,891.76
Direct Deposit:		0	0	0.00	0.00
Total:		2	1	451,473.25	225,891.76
TAX					
TAX ACCOUNT					
1527	06/24/25	NJDEPT Treasurer, State of New Jersey	9,674.11		2765
802703	06/24/25	CCHEAL Cumberland County Health Dept.	11,415.44		2764
802704	06/24/25	DEETOW Deerfield Township	58,044.63		2764
Checking Account Totals		Paid	Void	Amount Paid	Amount Void
Checks:		3	0	79,134.18	0.00
Direct Deposit:		0	0	0.00	0.00
Total:		3	0	79,134.18	0.00
Report Totals					
Checks:		231	3	4,252,188.77	227,541.76
Direct Deposit:		0	0	0.00	0.00
Total:		231	3	4,252,188.77	227,541.76

+\$13,754.00 Next Generation Recycling
\$ 698.21 National Vision

\$4,266,640.98

May 30, 2025
10:30 AM

Cumberland County Improvement Authority
Check Register By Check Id

Page No: 1

Range of Checking Accts: 0 M CHECKING to 0 M CHECKING Range of Check Ids: 1520 to 1520
Report Type: All Checks Report Format: Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Reconciled/Void	Ref Num
PO #	Description	Amount Paid	Contract	
1520	05/29/25	NATVIS National Vision Administration		2754
25-01133	Employee Vision - June 2025	698.21		

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	1	0	698.21	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	698.21	0.00

Range of Checking Accts: 0 M CHECKING to 0 M CHECKING Range of Check Ids: 77862 to 77862
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
77862	05/30/25	NEXGEN Next Generation Recycling	13,754.00		2755

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	1	0	13,754.00	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	13,754.00	0.00