

CUMBERLAND COUNTY IMPROVEMENT AUTHORITY
MINUTES OF REGULAR MEETING
WEDNESDAY, June 25, 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. Hemple, seconded by Mr. Barse.

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 May 2025, Regular Meeting and Executive Session Minutes. The motion was made by Mr. Scythes, 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.

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. The Authority is working with CCTEC and the County regarding repositioning staff to 2745 N. Delsea Drive.

Relocation of 275 N. Delsea Drive and CWED tenants is complete. Unfortunately, the delay in the relocation has created a \$14,000/mo. loss to The Authority. We are reengaging with potential tenants to lease vacant office space. We are coordinating with the DOSS regarding repainting of the 1st floor suite. Site work continues for increased parking area at 745 Lebanon Rd. Curbing and sidewalks should be installed by late June and final paving should be completed in July.

The landfill administrative office is progressing well and should be completed by early July.

Economic Development:

The regularly scheduled Economic Development Committee meeting was held in June. Newly appointed members attended the meeting. Mad Mutz, a “Shark Tank” winner made a presentation during the meeting. They are presently packaging their product at the Food Specialization Center in Bridgeton. Authority staff have been working with them for more than a year to provide funding and general business assistance.

The Authority received ACE’s interconnection cost for the Deerfield Landfill solar project.

The Authority has completed negotiations with CEP Solar to install 25 MW project on Lebanon Road.

The agreement is on the agenda for board consideration and approval.

The Authority will be part of a welcoming committee along with Choose NJ for several international food manufacturers. Authority staff also visited a few local international businesses to provide general assistance with funding, approvals and potential partnerships with other local and regional businesses.

The Authority is waiting for directive from the County regarding potential funding for Bayshore Oyster Association’s harvesting and replanting oysters in the bay.

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

The Authority was formally approved (via formal RFP) as the One Stop Coordinator for Cumberland, Salem and Cape May Counties.

A meeting was held with Federal Senator and a group of CDFI/Community Development advocates to help direct funding to NJ and South Jersey in particular.

The federal funding climate and elimination of staff continues to negatively impact Authority projects. Federal policies are also impacting the bond markets.

Engineering and other predevelopment activities are moving along very slowly for the approved cell tower on the landfill. The lease will allow Authority use for its communications and wireless redundancy on the tower.

Synagro decided not to attend the Township’s June meeting. They did, however, communicate with the mayor and residents to provide an update and to confirm that the existing operations were paused to implement near term as well as long term upgrades to the existing facility. Odor issues/occurrences have been eliminated over the past 6-8 weeks. Synagro recognizes the urgency and is committed to making substantial equipment modifications.

NJR Clean Energy Ventures received a revised interconnection cost proposal from ACE for the Deerfield Municipal Landfill solar project. Based upon this estimate, the project can proceed.

The Authority received a favorable response from NJ Treasury regarding two additional NJSP Barracks to be developed by The Authority. Pre-development, site evaluation and property control are currently underway for Burlington and Hunterdon projects.

Pursuant to Cumberland County’s directive, the regional jail project remains on hold until further notice. No formal action has been taken by the county.

Salem County has requested a preliminary evaluation for a potential animal shelter solution. Staff have visited potential sites and is working on an initial evaluation.

The Cape May County Justice Complex is delayed due to CAFRA requirements, and the Cape May City Jail bidding is delayed. Other construction projects are progressing well. NTP was issued for the Upper Deerfield BOE addition and the Cape May Theater has asked The Authority to assist with its expansion project in the City.

The jail project directive has substantially impacted project development revenue as well as The Authority’s capacity to expand its shared services with the county.

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

Shared Services:

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

Debris Management Plan: Almost all Cumberland County municipalities have received formal approval. An approved plan expedites processing and increases the FEMA cost sharing ratio for municipalities throughout the county.

The Authority continues to work with Holly City Development Corporation to implement its lead abatement program. The Authority provides PM services for the HCDC lead paint abatement program. Formal approval for the new CCTEC expansion was received. A formal groundbreaking was held on June 12th. Pre-development, design and civil engineering have commenced. The County will provide 25% of the total project costs; approximately \$2.5 million. The CCIA will provide CM services to CCTEC and may facilitate bond financing contingent upon county direction.

The Landbank Ordinance and Agreement were formally approved by Salem City. This is only the 2nd existing landbank in the state. Initial sites are being evaluated for transfer to the landbank.

Atlantic City Electric:

As a result of the settlement agreement, ACE is committed to ensuring that infrastructure upgrades would be implemented to support new development projects. Mark Scarano, Director of Economic Development, is now ACE/CCIA point of contact.

Broadband: \$24 million grant Middle Mile/NJBPU BEAD \$\$: Salem, Vineland and Penns Grove received more than \$23 million in NJBIDE/last mile funding. Vineland has developed its capacity to provide ISP services locally and regionally.

Meetings are ongoing between Cumberland, Salem, Vineland and Senator VanDrew's office to work through implementation details for the Broadband project.

An additional \$263 million is now available. Salem has completed its precertification to be eligible for this funding.

The Authority has assisted Salem with its broadband funding but has not been involved with Cumberland since initial grant approval.

Lebanon Rd. Redevelopment:

A solar development lease is on the agenda for board consideration and approval. The required infrastructure and structure of the deal will be designed to provide benefits to Deerfield Township and its residents. Additional projects are being evaluated for future development.

Landfill/SWC Operations:

The final Topographic plan was formally approved by NJDEP.

The annual Bond Report and annual Disposal Report were also submitted for NJDEP review and consideration.

Gas productivity and quality continue to improve. The landfill Gas Header project should be completed in late June, early July.

Our annual private well testing was completed in May. While some of the wells had high levels of constituents, ALL the issues were upgradient of the landfill and therefore, NONE of the anomalies were resulting from landfill operations. Full reporting will be sent to the Township in compliance with DEP regulations.

NextEra and the Authority are working through revised agreement structure, terms and conditions.

NextEra has determined that the increased cost of implementing an RNG system renders the proposed RNG infeasible. We are evaluating additional green energy/RNG options and alternatives.

Heartland and The Authority continue to work with NJDEP to submit the necessary applications. After further review and consultation with counsel, The Authority requested that permitting remain under its control. A formal request has been made to NJDEP.

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 the local fire departments.

The Trash Compactor lightning repairs continue. The process has taken more than 8 weeks. Total costs to date are more than \$200,000. The costs are covered under our insurance. The loss of efficiency and compaction have negatively impacted overall operations.

We had another successful NJDEP inspection during the month. The inspector visited the site at time and date that were very unusual to observe operational inconsistencies. Our site remains a model for the State. SWC Administrative Building construction is moving along very well. We are in the home stretch. The building will be completed by the end of June and furniture should be installed in July. Final painting, ceiling tiles and flooring are being installed. Sidewalks and curbing are installed, and paving should be completed shortly.

The construction trailer drop-off area design is finalized. The approved minor modification was approved and should be forwarded shortly. The contractor will mobilize in June, and the project should be completed by the end of August. Work will be completed via state contract and construction vendors solicited through our formal RFP process. This format has resulted in reduced construction schedules and financial savings. The improvements will increase operational efficiency to benefit residents and small businesses as well as to provide much-needed improvements to staff operational space.

Evaluation and preliminary design for Cell 10 expansion has commenced. Cell 10 will add approximately 8-10 years to the 2041 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:

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

During the month of May, a total of 496 loads (1667.13 tons) of single stream recycling (IN-RECYCLE/IN-SINGLE) was transported into the Solid Waste Complex.

In May, 4.15 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, Hogbin Road, Stillman Avenue, and Vineland Avenue.

Since the last board meeting, the new Clean Communities van received a full-body makeover with a wrap from Mad Monkey Wrapz in Vineland, NJ.

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 88 bags of litter along 51 road miles were collected this month.

The new Mini MRF/Recycling Facility continues to process 100% of the material received. We are now refocusing our efforts on education related to contamination and what should and should not be recycled. The MRF is working with Millville officials to schedule follow up recycling audits. This process will identify contamination from specific neighborhoods and allow staff to work with municipal recycling representatives to focus education efforts on specific neighborhoods utilizing real time information.

On June 7, The Authority hosted the second Household Hazardous Waste and Document Shredding event of 2025. A total of 537 cars participated in the event.

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 punch list and final commissioning continues. The County will not apply for 2025 Chapter 12 funding. Remaining 2023 funds are being utilized for modifications to the campus library/IT area and lighting projects.

Bridgeton Fire Station:

Construction is moving along. Project includes renovation to City Hall Annex and new addition. Many of the issues related to unforeseen existing conditions and the age of the building have been evaluated and mitigated. Exterior utility connections are completed, interior framing and rough electric, HVAC and plumbing are underway as is concrete fill and elevator pit. We expect to complete construction by May 2026.

Bridgeton BOE:

Contractor continues to progress well. Scheduling and preparation for summer is underway. The current schedule anticipates the completion of the \$13 million dollar project in the summer of 2025. School is evaluating future projects and partnerships with the CCIA.

Regional County Jail & County Holding Facility:

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

Construction documentation is 92% complete.

Cape May County:

Justice Complex project was awarded to Ernest Bock Construction. Pre-construction meeting was held and formal NTP was issued. Contractor mobilization was delayed until September due to CAFRA mitigation issues and regulatory compliance. The Authority will be assisting with CM services.

Cape May City Police Station:

The Authority has been selected as the Construction Manager for the new Cape May City Police Station. Final plan delivery has been delayed, and the site is being reevaluated prior to final bidding. Draft plans and specifications are being reviewed and evaluated by Authority CM Staff. Coordination meetings are being held with City staff and project professionals regularly.

Salem City – Linden Street Affordable Housing:

Contractor selection is complete. Formal mobilization is scheduled for July. All acquisition, development, site approvals and grant funding have been formally approved. Six, 2,000 sf homes will be priced from \$90-\$120,000. Total project value is approximately \$6million. Ceremonial Groundbreaking will be scheduled shortly.

Salem County Courthouse Expansion:

This project is complete. However, the scope of the project was increased to include interior painting and flooring to adjacent floor/building.

Salem County Office Renovations:

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

Salem County Prosecutor/Elections:

Shared service agreement for office renovations for the Prosecutor's office and Elections was approved, and initial floor/space plan is complete. Meetings will be held with staff in June to finalize plans.

Salem Community College – Nursing Facility:

Final building elevation, floor and furniture plans are complete. Final plans and specifications are underway. Grant and private donor applications are being prepared and should be submitted shortly for consideration. 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 are ongoing but almost complete. Interior demolition on the second and third floors has been delayed while leases and final plans are being negotiated. The building program will include job training, health services, food desert initiatives, and social service activities. Roof repairs were completed to eliminate further deterioration and damage to the building.

NJSP Barracks: Commercial Township:

Construction is progressing very well. Footings, foundations/pad, exterior framing, roof, interior masonry and interior framing, rough electric and plumbing, exterior finishes, block, brick are complete. Sheet rock and spackling underway. Carport framing is complete. Site clearing, building pad, storm basins, and

septic tank are complete. 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:

NTP and contract were issued to Ogren. Mobilization should commence in early July. The project includes construction of an addition to the current BOE school building for pre-K and K students. Total project value is approximately \$9.2 million. Bonding/grant funding is in place.

CCTEC CTE Expansion:

Expansion of the existing high school building to add approximately 17,000 sf to include Construction Trades, Welding, Manufacturing, and Photonics labs. The expansion will add 12,660 square feet of additional CTE space and 160 seats to our current STEM Programs of Electrical Technology, Welding Technology, Construction, and Advanced Manufacturing. The Authority is providing PM/CM services to CCTEC. Plans and specifications are being developed, and bidding should take place by August.

NJSP Barracks Burlington/Hunterdon:

State has provided preliminary budget and site approval for proposed projects. PSA approved and site control in place for Burlington location. Formal site planning and evaluation on the agenda for board consideration and approval in June. Alternate sites are being evaluated in Hunterdon County. CCIA hopes to work with Cumberland County to Bond both projects. Bonds will be secured by long-term NJ Treasury leases. Authority staff are conducting interviews with potential architectural teams being considered for these two projects.

Mr. Velazquez informed the board that the county had tabled approval of the Clean Communities subgrantee approval. The county indicated that they wanted its logo on the bags as the condition for not approving the resolution. Mr. Velazquez informed the board that no contact had been made prior to, or after the county's decision/request. Mr. Velazquez informed the board that the Clean Communities funding supports a portion of the overall activities which include, litter clean up, road crews, SLAP coordination, volunteer clean-ups, trash hunt, waterways clean up, Blue Barrel program, education and outreach, school programming, recycle coach, reusable bag collection program, etc.

Resolutions

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

Ms. Schneider called for a motion to approve Resolutions 2025-080 through 2025-097.

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

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 Sena.

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:

19,353 tons were brought into the Solid Waste Complex, including 9,383 tons of municipal waste generated in the county. The total tonnage increased by 882 tons, or 5%, compared to the same period in the prior year.

2. General Fund:

The General Fund balance is variable based on cash needs for the month which include payments to be reimbursed from various sources of funds for closure projects, landfill equipment, other activities budget, and short-term loans for development activities. There was a net increase in the general fund of 142,279 for the month and an ending balance of \$3,087,084.

3. Cash and Investments:

Interest earned on the local and trustee accounts for the month amounted to \$45,342 as noted on the schedule of bank account balances.

4. Landfill Operations Summary – Profit and Loss Statement:

Landfill operations generated revenues of \$1,711,758 which included total tipping fees of \$1,604,636 and revenues from other landfill activities of \$107,122. Total revenues of \$1,746,267 less total expenses for the month of \$1,585,692 resulted in a net excess of \$160,574.

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

Economic Development operations generated revenues of \$576,079 which included rental and management fees of \$531,244, and other Economic Development activities of \$44,835. Total revenues minus total expenses of \$727,550 resulted in a net deficit of \$151,471 which is primarily due to a decrease in project management and rental income and an increase in debt service.

Old Business – None at this time.

New Business – None at this time

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. Barse, seconded by Mr. Hemple to go into Open Public Comment Session.

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

The motion was approved by a 5-0 Vote.

Donna Sooy inquired about the status of Synagro and what The Authority was doing to update the residents. Mr. Velazquez suggested that Synagro was responsible for communicating with the Township and its residents since it was their project. Mr. Velazquez confirmed that Synagro had followed up with the Mayor and residents regularly to provide updates. Mr. Velazquez also reminded Ms. Sooy that Synagro is not currently operational and that there have been no odor issues for more than 6 weeks.

Ms. Sooy then asked what was going on with the property at 791 Lebanon Road. Mr. Velazquez indicated that there was a tenant living in the unit.

Ms. Sooy questioned where the solar project and data center building were going. Mr. Velazquez indicated that the solar project was being located behind and adjacent to the existing office but that no data center project was approved at this time.

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 4:25p.m. Ms. Schneider called for a motion to go into Executive Session. Prior to the resolution, Solicitor Sena 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 Sena 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. Scythes.

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 4:47p.m.

The motion was made by Mr. Jones, seconded by Mr. Scythes.

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. Jones, seconded by Mr. Scythes.

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