

CUMBERLAND COUNTY IMPROVEMENT AUTHORITY
MINUTES OF REGULAR MEETING
WEDNESDAY, MARCH 26, 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 4:01 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:

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 February 2025, Regular Meeting and Executive Session Minutes. 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.

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

Building Operations:

Authority staff maintain all owned/leased properties as well as the college campus. Consolidation of landscaping/labor staff has been completed. This will provide streamlined and coordinated services throughout the Authority's property portfolio. The contractual annual increase of 2% for college operations does not meet actual expenses. Spring cleanup and equipment maintenance is underway in anticipation of the spring/summer landscaping schedule.

DOSS lease extension was formally approved by the Commissioner Board. Modifications to existing leases and tenancy at 275 N. Delsea Drive and CWED facility have been finalized. Workforce Development will be consolidating its operations into the CWED building. The Authority has agreed to reduce lease amounts while increasing leased square footage. Still waiting for Park Ave. tenant to begin laydown/logistics operations on vacant ground.

The College Foundation has moved into its new location at 275 N. Delsea Drive. The leasing arrangement will allow the foundation to divert office expenses to scholarship funding.

The County requested The Authority's assistance with property disposition. Counsel is still working to finalize a shared service agreement with the County.

The Authority received all approvals for the landfill administrative office as well as the training center parking expansion at 745 Lebanon. The landfill administrative office should be completed in June and parking area should commence in June as well. Authority staff will self-perform the parking lot project.

Economic Development:

Northeast Precast announced the first phase of its 1million sf Data Center Project. This project along with the manufacturing facility and golf course is a direct result of the acquisition and predevelopment efforts of the City of Vineland and The Authority.

The Authority continues to work with two new manufacturing businesses seeking to locate in Cumberland County. The total proposed manufacturing footprint is more than 175,000 sf.

The Choose NJ, NJEDA, Cumberland/Salem EDO meet up was a success. More than 120 partners and interested parties attended the event.

County Commission/Senator Testa asked Mr. Velazquez to reach out to Oyster Fishery to help obtain financing for oyster seeding/planting in the bay.

The Authority sponsored and attended Salem County's Annual Bankers and Brokers Forum.

The federal funding climate and elimination of staff is negatively impacting the economy and directly affecting the Authority. The Authority was approved for a \$75,000 capacity building grant that was eliminated by the President and one of The Authority's partners received notice that a \$1million grant has been revoked. CDFI funding and other community development funding is being cut daily. EPA announced deregulatory actions and cuts for alternative energy projects and initiatives. The reduced environmental regulations are not carried forward to state DEP. Immigration policies may impact labor pool for manufacturing, farming, restaurants and tourism in Cumberland County and throughout the region.

Engineering and other predevelopment activities are underway for the approved cell tower on the landfill. The tower is an allowable use under current local zoning ordinance. The lease will allow Authority use for its communications and wireless redundancy on the tower.

Membership of the County Economic Development Committee requires appointments and reappointments by the County Commission. Resumes are being compiled and will be forwarded for consideration and approval.

Synagro has identified equipment issues and deficiencies that are causing odors. An engineering team has been mobilized and has been determining the repairs/upgrades to correct the issue. The Authority and/or Synagro is in daily contact with residents and Township officials.

NJR Clean Energy Ventures received positive information regarding the Solar project to be located at the Deerfield Municipal Landfill. Final cost estimates for necessary upgrades should be forthcoming very soon. This will provide approximately 2.5 MW. Vineland recently announced a similar project (different developer) on its former landfill site in Vineland.

The state is considering alternate uses for the Salem Wind Port. The economic implications are extremely significant to the Salem/Cumberland region. Several options are being evaluated.

The Governor's budget was presented and was not favorable for economic development in the south jersey region. \$2/truck tax is particularly problematic for logistics and manufacturing in Cumberland County.

The Cumberland County Educational Foundation announced recent changes in the relationship resulting in the cancellation of the MOU between RCSJ and the Foundation. The Economic Development budget shows a small net decrease for the month. Project schedules and progress should see substantial increases in the next few months as the weather changes.

Bridgeton Fire Station and NJSP Barracks projects are progressing very well due to the change in weather. Salem and Cape May projects are proceeding. Pursuant to a county directive, the regional jail project is on hold until further notice.

Vineland announced the development of a downtown Convention Center on Landis Ave.

The Authority continues to work with NJ Treasury and DPMC to discuss project parameters, schedule, responsibility and pricing. The Authority has been designated to develop several projects for NJ Treasury. A site has been identified for the State Police Barracks and due diligence activities are underway. More than 5 projects are currently being evaluated for development.

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:

Cumberland, Salem, and Gloucester Counties continue to negotiate agreements required to move the regional jail project forward. Efforts to create the New Jail Authority continue.

Two additional municipalities received Debris Management Plan approval, and the County is working with The Authority to complete its plan. An approved plan expedites processing and increases the FEMA cost sharing ratio for municipalities throughout the county.

The County and The Authority are evaluating shared service opportunities related to property development and disposition.

The Authority continues to work with Holly City Development Corporation to implement its lead abatement program. Identification of participants, applications, inspections, evaluations, specifications and remediation work is under way in phases and will progress over the next two years. The Authority provides PM services for the HCDC lead paint abatement program.

The Authority signed shared service agreements with Salem Community College, Ranch Hope and Salem County for various projects. Fenwick Plaza has closed and is now owned by The Authority. Planning and design continue. The Authority will partner with Ranch Hope for this project. A formal Development Agreement was executed by Upper Deerfield BOE and The Authority for the new school expansion. Formal announcements were made by state legislators and the governor regarding the addition to CCTEC. However, formal funding documentation has not been received.

Landbank documentation is being prepared and should be forwarded to Salem City for its review by 3/21. Shared services agreements are progressing with LSA, Rowan University, CCUA, Cape May City, Cape May County, Bridgeton BOE, Salem County, Salem Community College, Ranch Hope, Salem City, Penns grove, Voorhees, NJ Treasury, Berlin and Burlington Bridge Commission.

Atlantic City Electric:

ACE continues to progress with infrastructure updates and developer coordination to ensure capacity where and when they are needed.

Broadband: \$24 million grant Middle Mile/NJBPU BEAD \$\$:

Modifications and updates are ongoing for both Salem and Vineland Last Mile/NJ BEAD applications. The \$10 million applications will support resident and business connectivity. Vineland will be providing its own ISP services. We are working with the City of Vineland, Salem and Cumberland Counties to schedule a meeting to evaluate project status and the required next steps to move this project forward. The County continues to take the lead regarding NTIA Middle Mile Grant implementation. The Authority has not been involved since initial grant approval.

Lebanon Rd. Redevelopment:

The Authority is finalizing a lease agreement for a solar development on its Lebanon Road campus. A meeting with a potential Data Center developer and ACE is being scheduled. The required infrastructure and structure of the deal will be designed to provide benefits to Deerfield Township and its residents.

Landfill/SWC Operations:

The Landfill budget shows a net decrease for the month.

The annual flyover was completed. Information should be forwarded shortly to allow for final calculations and annual reporting to NJDEP. This data creates the baseline data for annual tonnage, deterioration/recapture of air space, and the remaining life of the landfill.

Gas productivity and quality continue to improve. 3 engines are running regularly. We produce our own energy that supplies the entire landfill site. NextEra and the Authority agreed to amend the current energy agreement to better reflect the current activities, initiatives and operational circumstances of the current system.

We are evaluating additional green energy/RNG options and alternatives. The Authority held a meeting with DCA/DLGS to discuss the possible structure for a revised PPP (Public Private Partnership) with NextEra. DLGS requested that a formal application with attachments be forwarded for their consideration.

Heartland and The Authority are working with NJDEP to submit the necessary applications. NJDEP has agreed to allow The Authority to submit the proposed treatment system in its current permit modification application.

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 the local fire departments.

We had another successful NJDEP monthly inspection. Our site remains a model for the State.

Reimbursement (\$1.3 million) for the side slope and toe drain project was received. This project significantly increases storm water treatment/leachate management as well as methane gas collection. The O&M Modification has been formally approved for this project.

The new gas header project was bid and a recommendation for the award is on the agenda for approval. The contractor is prepared to begin in mid-April.

SWC Administrative Building construction is moving along very well. All framing, trusses, and roof/exterior wall sheathing is complete. Rough electric, plumbing, HVAC/duct work and walls are complete. Brick is expected during the week of 3/25. DEP completed its financial review, and the bond closing is scheduled for Mid-April. Century Bank will directly purchase the bonds.

The construction trailer drop-off area design is finalized. Plans and specifications were reviewed by staff and should be finalized in April. The improvements will increase operational efficiency to benefit residents and small businesses as well as to provide much-needed improvements to staff operational space.

SWC staff continue to work with engineering firms to evaluate plans and specifications necessary to obtain NJDEP approval for the next cell expansion. 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. SWAC reviewed an application for a Class A facility in Millville. Donloss submitted all final documentation, including formal City of Millville approval in late February. Final SWAC approval will take place at the next SWAC meeting. Dragon Recycling in Fairfield received Administrative Approval for its ongoing Class A facility.

Recycling:

During the month of February, a total of 445 loads (1268.04 tons) of single stream recycling (IN-RECYCLE/IN-SINGLE) was transported into the Solid Waste Complex.

In February, 2.28 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, and College Drive. The Road Crew has been primarily focusing its efforts on maintaining the Solid Waste Complex and the surrounding roads during the windy months.

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 85 bags of litter along 30 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 Cumberland County Clean Communities Program continues its Reusable Bag Collection Program in partnership with Deerfield Township and the Charlotte Brago Senior Center. So far, over 4,484 bags have been collected. The collected bags will be professionally sanitized by Goatote and returned to be donated to local food banks.

The annual Trash Hunt was on March 15th. We completed registration with 497 volunteers from 31 groups, another record!

We had one derelict building approval in Maurice River Township.

We continue to work with the Cumberland County Health Department, Cumberland County departments, NJ Fish and Wildlife, and local municipalities on issues regarding illegal dumping, littering, and recycling violations.

Development and Redevelopment:

Vineland BOE HVAC, Millville Library, County and College Capital Projects, NJ Treasury NJSP Barracks, Regional Jail, County Holding Facility, Bridgeton Fire Station, Bridgeton BOE HVAC, and Salem County Court House expansion, Salem Multi-Tenant facility, Salem City Affordable Housing and County Capital projects implementation continue.

RCSJ and County Capital Projects:

2023 Chapter 12 Controls upgrades, and misc. facility upgrades are completed. Total rebates are estimated to be approximately \$200,000. The County will not apply for 2025 Chapter 12 funding. Remaining 2023 funds will be utilized for modifications to the campus library.

Bridgeton Fire Station:

Construction is underway. Project includes renovation to City Hall Annex and new addition. Interior demolition is complete, rough framing, electric and plumbing is underway, and exterior storm drainage system is being installed. We expect to complete construction within 12-14 months.

Bridgeton BOE:

Contractor continues to progress well. Scheduling and preparation for the spring break is complete and work should intensify during that week. The current schedule anticipates the completion of the \$13 million dollar project in the summer of 2025.

Regional County Jail:

Construction documentation is approximately 95% complete. On February 26th, The Authority received a Cease-and-Desist letter from Commissioner Director Sauro. The project is on hold pending directions from the County Commissioner Board.

Cape May County:

Justice Complex Rebid is complete, and the contract should be awarded in April. 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 plans and specifications are underway. Authority staff is meeting with architect's design team, City representatives and the Police Department to finalize design and construction documents. Bidding is expected in late Spring/Early Summer.

Salem City – Linden Street Affordable Housing:

All acquisition, development, site approvals and grant funding have been formally approved. Demolition and site clearing will commence immediately upon receipt of DCA grant clearance. Six, 2,000 sf homes will be priced from \$90-\$120,000. Total project value is approximately \$6million.

Salem County Courthouse Expansion:

This project is complete, and COs have been issued for all 3 phases. All buildings are occupied, and formal ribbon cutting is being scheduled. Total project value is approximately \$36 million.

Salem County Office Renovations:

Roof replacement on 3 buildings is complete. Repairs resulting from windstorm were completed. Shared service for BOSS building renovations in Penns Grove is executed and design is underway. Renovation should commence in May 2025.

Salem Community College – Nursing Facility:

The Authority was selected to provide Project Management services for a nursing facility expansion on the college campus. The 7,000-sf facility will provide training opportunities for nursing education and training.

The Authority is developing plans and will oversee/implement office building renovations. Closing is finalized and property was officially transferred. The building program will include job training, health services, food desert initiatives, and social service activities. Existing conditions have been mapped, and the design is underway.

NJSP Barracks: Commercial Township:

The change in weather has created a window of opportunity for construction progress. Footings, foundations and pad is complete. Exterior framing is almost complete. Interior masonry and framing are ongoing and rough electric and plumbing is underway. Trusses are on site and will be installed when framing is completed. 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:

Bond sale is completed. Plans and specifications are almost complete, and bidding should take place in April/May 2025. 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.

Resolutions

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

Ms. Schneider called for a motion to approve Resolutions 2025-026 through 2025-040. 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 Weinstein.

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:
15,096 tons were brought into the Solid Waste Complex, including 7,303 tons of municipal waste generated in the county. The total tonnage decreased by 1,096 tons, or 7.0%, compared to the same period in the prior year.
2. General Fund:
The General Fund balance is variable based on cash needs for the month which include payments to be reimbursed from various sources of funds for closure projects, landfill equipment, other activities budget, and short-term loans for development activities. There was a net decrease in the general fund of \$713,645 for the month and an ending balance of \$2,463,730.
3. Cash and Investments:
Interest earned on the local and trustee accounts for the month amounted to \$29,469 as

noted on the schedule of bank account balances.

4. Landfill Operations Summary – Profit and Loss Statement:
Landfill operations generated revenues of \$1,303,769 which included total tipping fees of \$1,183,708 and revenues from other landfill activities of \$120,061. Total revenues of \$1,324,072 less total expenses for the month of \$1,766,181 resulted in a net deficit of \$442,110, which was due to the purchase of 300 Kenyon Avenue.
5. Economic Development Operations Summary – Profit and Loss Statement:
Economic Development operations generated revenues of \$740,183 which included rental and management fees of \$513,862, and other Economic Development activities of \$226,321. Total revenues minus total expenses of \$744,399 resulted in a net deficit of \$4,216.

Old Business – None at this time.

New Business – None at this time.

Commissioner Liaison Remarks – No comment at this time.

Open Public Comment Session

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

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

Nancy Ridgway – Complimented the Authority on the Choose NJ event at the Terra Nona Winery.

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. Jones, seconded by Mr. Barse 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 4:22p.m. Ms. Schneider called for a motion to go into Executive Session. Prior to the resolution, Solicitor Weinstein 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 Weinstein 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 5:11p.m.

The motion was made by Mr. Hemple, 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. 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.