



CUMBERLAND COUNTY IMPROVEMENT AUTHORITY

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

Resolution Number: 2025-014
Dated: February 26, 2025
Offered By: Mr. Jones
Seconded By: Mr. Hemple

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, February 26, 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: 2025-015
Dated: February 26, 2025
Offered By: Mr. Jones
Seconded By: Mr. Hemple

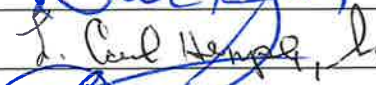
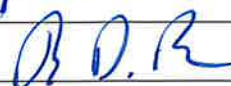
CONTINUE AND MAINTAIN ACCOUNT WITH TD BANK, N.A. AND SPECIFYING THE NUMBER AND TITLES OF AUTHORIZED SIGNATURES FOR THE TRANSACTIONS OF BUSINESS FOR THESE ACCOUNTS

WHEREAS, the Cumberland County Improvement Authority maintains the **BPU Escrow Account 76-H008-01-3** with TD Bank, N.A. and TD Wealth (collectively, "TD Bank"); and

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

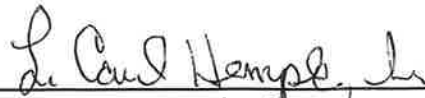
1. That the **BPU Escrow Account** be continued and maintained with TD Bank and there may be deposited to their credit any monies, and other instruments which may come into possession of the Cumberland County Improvement Authority. Items for deposit or collection may be endorsed by any person authorized to sign checks, or endorsement thereof may be made in writing or by a stamp without designation of the person so endorsing.
2. That any two (2) of the following Chairman, Vice Chairman, Secretary, Treasurer, Assistant Treasurer, President/CEO, or Sr. Vice President Finance/CFO are authorized on the behalf of the Cumberland County Improvement Authority to (a) sign checks, savings withdrawals, and other instruments and orders for the payment of money of the withdrawal or delivery of funds or other property at any time held by TD for the account of the Cumberland County Improvement Authority and to receive any thereof, and to issue instructions for the conduct of any account of the Cumberland County Improvement Authority with TD Bank (b) to accept drafts, and other instruments payable at TD Bank, and to Waive Demand, Protest and Notice to Protest or dishonor of any instrument made, drawn or endorsed by the Cumberland County Improvement Authority (c) to endorse, negotiate and receive, or authorize the payment of, the proceeds of, any negotiable or other instruments or orders for the payment of money payable to or belonging to the Cumberland County Improvement Authority.
3. That TD Bank may honor all such checks and other instruments for the payment or delivery of money or property when signed as authorized above.

4. That **any one** (1) of President/CEO or Sr. Vice President Finance/CFO are authorized on the behalf of the Cumberland County Improvement Authority to wire **transfer funds** between and among the subject accounts and are authorized to provide TD with instruction enabling it to execute its obligations as agent of the BPU investment account.
5. That TD Bank as a designated depository and, be, and thereby is authorized and directed to honor any instructions to transfer or wire monies between the checking accounts and savings accounts and/or trustee accounts on behalf of the Cumberland County Improvement Authority by any person representing himself to be one of the above authorized signatures, with prior confirmation pursuant to the bank's normal confirmation procedures.
6. That the foregoing resolution shall continue in full force and effect and the Bank may rely on it until a certified copy of a subsequent resolution of the members of the Cumberland County Improvement Authority modifying or rescinding any or all such resolutions shall have been actually received by TD Bank.
7. That the names of the persons who respectively hold the offices or positions mentioned in the foregoing resolution and their actual signatures are as follows:

Name	Title	Signature
Gerard Velazquez, III	President/CEO	
Nicholas Pacitto	Sr. VP Finance/CFO	
Shelly Schneider	Chairman	
Dale K. Jones	Vice Chairman	
T. Carl Hemple, Sr	Secretary	
Jason P. Scythes	Treasurer	
Perry Barse	Assistant Secretary	

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, February 26, 2025, at 4:00 p.m. prevailing time.

The foregoing is a true copy of a resolution adopted by the governing body of the Authority on this 26th day of February 2025.



T. Carl Hemple, Sr, Secretary

TO BE COMPLETED BY NOTARY
(in accordance with State notary requirements)

State of New Jersey

County of Cumberland

This instrument was acknowledged before me this 26th day of February, 2025, by T. Carl Hemple, Sr.
of The Cumberland County Improvement Authority.

 X Personally Known

 Produced Identification

Type of ID and Number on ID _____

(Seal)



Signature of Notary

 Heidi L. Grieff

Name of Notary
(Typed, Stamped or Printed)

Notary Public, State of New Jersey
Heidi L. Grieff
NOTARY PUBLIC
State of New Jersey
ID # 2440245
My Commission Expires
November 6, 2028





CUMBERLAND COUNTY IMPROVEMENT AUTHORITY

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

Resolution Number: 2025-016

Dated: February 26, 2025

Offered By: Mr. Jones

Seconded By: Mr. Hemple

AWARDING CONTRACT UNDER A NATIONAL COOPERATIVE PURCHASING AGREEMENT TO SPACESAVER CORPORATION FOR THE PURCHASE OF OFFICE FURNITURE

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 June 24, 2015, this Board approved Resolution #2015-124, Authorizing the Entrance into The National Governmental Cooperative known as Sourcewell; and

WHEREAS, the Authority is required to purchase goods and services pursuant to the New Jersey Local Public Contracts Law, *N.J.S.A. 40A:11-1 et seq.* (the “LPCL”); and

WHEREAS, the LPCL was amended pursuant to *P.L. 2011, c. 139*, to permit local contracting units, including the Authority, to utilize national cooperative contracts as a method of procurement under the LPCL; and

WHEREAS, the Authority pursuant to *P.L. 2011, c. 139*, advertised the intent to award this contract in an official newspaper ten (10) days prior to the date of this resolution; and

WHEREAS, the Authority received no public comment with respect to the Authority’s intent to utilize a National Cooperative Purchasing Agreement; and

WHEREAS, the attached quote lists the price with Spacesaver Corporation using the Sourcewell contract number 110923-SPC for a personal lockers; and

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, 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, February 26, 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 Spacesaver Corporation. Money necessary to fund this proposal has been projected not to exceed the amount of \$113,132.01. 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. 02-00-37-1800. These funds will not be certified as being for more than one (1) pending contract / work assignment.

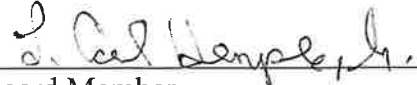
DATE:

2/26/25



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: 2025-017
Dated: February 26, 2025
Offered By: Mr. Jones
Seconded By: Mr. Hemple

APPROVAL OF WORK ASSIGNMENT NO. 2 FROM CME ASSOCIATES FOR PROFESSIONAL ENGINEERING SERVICES RELATED TO LEACHATE TREATMENT SYSTEM UPGRADES

WHEREAS, on November 20, 2024, the Cumberland County Improvement Authority Board approved Resolution #2024-155 Acknowledging Qualified Vendors to provide as-needed quotations for providing Professional Engineering Consulting Services related to Recycling and Solid Waste Management for 2025 per N.J.S.A 19:44A-20 et seq; and

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

WHEREAS, in accordance with Resolution 2024-155, CME Associates has submitted a proposal for Work Assignment No. 2 related to engineering services for the leachate treatment system upgrades, for a projected fee not to exceed \$51,280; 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. 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, February 26, 2025, at 4:00 p.m. prevailing time.

CERTIFICATE OF AVAILABILITY OF FUNDS

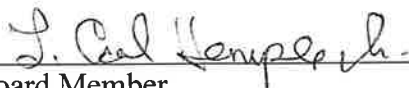
I, Nicholas Pacitto, Senior VP, Finance/CFO of the Cumberland County Improvement Authority, do hereby certify pursuant to the rules of the Local Finance Board that there are available adequate funds for this proposal between the Cumberland County Improvement Authority and CME Associates. Money necessary to fund this proposal has been projected not to exceed the amount of \$51,280. 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. 02-C1-34-0802. These funds will not be certified as being for more than one (1) pending contract / work assignment.

DATE: 2/26/25



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: 2025-018

Dated: February 26, 2025

Offered By: Mr. Jones

Seconded By: Mr. Hemple

APPROVAL OF CHANGE ORDER NO. 1 FROM DIGNEO ENGINEERING FOR PROFESSIONAL ENGINEERING SERVICES RELATED TO THE UPPER DEERFIELD TOWNSHIP SCHOOL PROJECT

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, on November 15, 2023, the Authority Board approved Resolution #2023-152 Awarding a Contract through the Fair and Open Process to Digneo Engineering for 2024 Professional Engineering Consulting Services; and

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

WHEREAS, in accordance with Resolution 2023-152, Digneo Engineering submitted a proposal for Construction Observation and Materials Testing Services related to the Upper Deerfield Township school project for an amount not to exceed \$7,750.00 plus an additional \$1,250 for reimbursable expenses; and

WHEREAS, the need has arisen to issue Change Order No. 1 to the contract for additional work resulting in an increase to the Contract amount as follows:

Original Contract	\$7,750.00
Reimbursable Expenses	\$1,250.00
<u>Change Order #1 (add)</u>	<u>\$3,700.00</u>
NEW TOTAL	\$12,700.00

WHEREAS, the staff have reviewed the proposed scope and associated fee and have determined that they are reasonable.

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, 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, February 26, 2025 at 4:00 p.m. prevailing time.

CERTIFICATE OF AVAILABILITY OF FUNDS

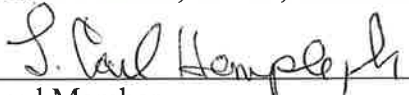
I, Nicholas Pacitto, Senior VP, Finance/CFO of the Cumberland County Improvement Authority, do hereby certify pursuant to the rules of the Local Finance Board that there are available adequate funds for this proposal between the Cumberland County Improvement Authority and Digneo Engineering. Money necessary to fund this proposal has been projected not to exceed the amount of \$12,700. Money necessary to fund said scope of work shall be charged to the following Line-Item Appropriation or Account No. 12-03-00-2812. These funds will not be certified as being for more than one (1) pending contract / work assignment.

DATE: 2/26/25



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: 2025-019
Dated: February 26, 2025
Offered By: Mr. Jones
Seconded By: Mr. Hemple

APPROVAL OF CPI ADJUSTMENT TO THE SERVICE AGREEMENT WITH CIRCULAR SERVICES FOR SERVICES RELATED TO DEVELOPMENT AND OPERATION OF A MATERIALS RECOVERY FACILITY AT THE SOLID WASTE COMPLEX

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, pursuant to Resolution 2020-158 adopted by the Authority on August 26, 2020, the Authority pursuant to Resolution 2020-184 entered into a Services Agreement with Circular Services/New Leaf (formal “Commodity Evaluation Services”) setting forth the contractual term for development, financing, and operation of the MRF facility consistent with the RFP and Proposal; and

WHEREAS, as part of the Services Contract, Circular Services has exclusive access and use of certain property at the Solid Waste Center designated for the MRF facility, with Circular Services assuming responsibility for telecommunications and electric utility costs, and assuming sole responsibility for the management, staffing, operation and maintenance of the MRF.

WHEREAS, under the provisions of the services agreement Article 6.2, a CPI adjustment shall automatically be increased annually; and

WHEREAS, due to operational challenges, Circular Services has not exercised any CPI increases throughout the contract; and

WHEREAS, Circular Services is now efficiently processing 100% of Cumberland's inbound material and has formally requested a CPI adjustment to the contract for years 2023-2025 for a revised processing fee of \$99.53/ton; and

WHEREAS, the staff have reviewed the proposed request and have determined that they are reasonable.

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, 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, February 26, 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: 2025-020
Dated: February 26, 2025
Offered By: Mr. Jones
Seconded By: Mr. Hemple

AUTHORIZING A LEASE WITH DANDREA PRODUCE FOR WAREHOUSE SPACE AT 17 W PARK AVENUE, VINELAND

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, the Authority purchased property known as 51 W Park Ave, Vineland, New Jersey, also known as 17 W Park Ave, Vineland, New Jersey (the “Property”) on October 4, 2017; and

WHEREAS, Dandrea Produce, having an address at 215 North Mill Road, Vineland, New Jersey 08360 (the “Dandrea Produce”) desires to lease the Premises for operation of warehouse storage; and

WHEREAS, the Authority seeks to lease to Dandrea Produce the Premises for a one year term with two (2) one-year options to renew upon the terms and conditions detailed in that certain Lease Agreement in the form attached hereto as Exhibit “A” (the “Lease Agreement”).

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, 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, February 26, 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: 2025-021

Dated: February 26, 2025

Offered By: Mr. Jones

Seconded By: Mr. Hemple

AUTHORIZING A SHARED SERVICE AGREEMENT WITH RANCH HOPE FOR PROJECT DEVELOPMENT 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, Ranch Hope (“Ranch Hope”) 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 Authority possesses the ability to provide such services to Ranch Hope; and

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

WHEREAS, the Governing Body of Ranch Hope 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, February 26, 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: 2025-022
Dated: February 26, 2025
Offered By: Mr. Jones
Seconded By: Mr. Hemple

AUTHORIZING A SHARED SERVICE AGREEMENT WITH SALEM COMMUNITY COLLEGE FOR PROJECT DEVELOPMENT 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 Salem Community College (“SCC”) 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 Authority possesses the ability to provide such services to the SCC; and

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

WHEREAS, the Governing Body of the SCC 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, February 26, 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: 2025-023

Dated: February 26, 2025

Offered By: Mr. Jones

Seconded By: Mr. Hemple

AUTHORIZING A LEASE WITH THE CUMBERLAND COUNTY CAMPUS EDUCATIONAL FOUNDATION FOR OFFICE SPACE AT 275 N DELSEA DR, VINELAND

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, the Authority is authorized pursuant to the Act to lease real property owned by the Authority; and

WHEREAS, the Authority has purchased that certain property located at 275 N. Delsea Drive, City of Vineland, County of Cumberland, New Jersey, known as Block 2801, Lot 1, in the City of Vineland, County of Cumberland, upon which an approximately 112,000 square foot building has been constructed (the “Property”); and

WHEREAS, the Cumberland County College Foundation Board, having an address at P.O. Box 2090, Vineland, New Jersey 08362 (the “Foundation”) desires to lease approximately 351 square feet of the Premises for office space; and

WHEREAS, the Authority seeks to lease to the Cumberland County College Foundation Board the Premises for a one year term with one (1) one-year option to renew upon the terms and conditions detailed in that certain Lease Agreement in the form attached hereto as Exhibit “A” (the “Lease Agreement”).

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, 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, February 26, 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: 2025-024
Dated: February 26, 2025
Offered By: Mr. Jones
Seconded By: Mr. Hemple

AUTHORIZING THE EXTENSION OF A LETTER OF INTENT WITH NJR CLEAN ENERGY VENTURES FOR THE BRIDGETON AVENUE REDEVELOPMENT PLAN

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, the Authority is empowered by the New Jersey County Improvement Authorities Law, N.J.S.A. 40:37A-44 et seq. (the “Improvement Authorities Law”) to act as a vehicle for economic development as well as, to plan, initiate and carry out redevelopment and housing projects; and

WHEREAS, on June 26, 2024 by way of Resolution 2024-070, on the Authority authorized the Letter of Intent with NJR Clean Energy Ventures with an exclusivity period through March 28, 2025; and

WHEREAS, parties have agreed to extend the exclusivity period through May 31, 2025 with all other terms and conditions of the LOI remain in effect.

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, February 26, 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: 2025-025
Dated: February 26, 2025
Offered By: Mr. Jones
Seconded By: Mr. Hemple

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 \$3,399,306.04 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, February 26, 2025, at 4:00 p.m. prevailing time.

CERTIFICATE OF VOUCHERS FOR PAYMENT

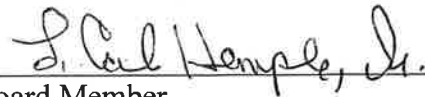
I, Nicholas Pacitto, Senior Vice President, Finance/CFO of the Cumberland County Improvement Authority, do hereby certify pursuant to the rules of the Local Finance Board that there are available adequate funds for the attached listing of bill payments. Money necessary to fund said bill payments has been provided for and projected in the amount of \$3,399,306.04.

DATE: 2/26/25



Nicholas Pacitto, Sr. VP, Finance/CFO

REVIEWED BY:



Board Member

Range of Checking Accts: First to Last Range of Check Dates: 02/01/25 to 02/28/25
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
ACQUISITION2018 ACQUISITION FUND 2018					
3000	02/28/25	ARCGRE Archer & Greiner, P.C.	925.00		2674
3001	02/28/25	COLENG Colliers Engineering & Design	10,214.95		2674
3002	02/28/25	PUBINV Public Investment Advisors Inc	1,500.00		2674
3003	02/28/25	USAARC USA Architects, Planners &	158,261.42		2674
3004	02/28/25	WOOSEW Woodstown Sewerage Authority	7,590.00		2679

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	5	0	178,491.37	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	5	0	178,491.37	0.00

DEVELOPMENT DEVELOPMENT CHECKING					
12270	02/27/25	ACUPRI Acu-Print Corp.	954.56		2676
12271	02/27/25	ARCGRE Archer & Greiner, P.C.	1,396.59		2676
12272	02/27/25	BRYYAT Bryson & Yates Consulting	6,480.00		2676
12273	02/27/25	CCIA Cumberland County Improvement	7,564.68		2676
12274	02/27/25	CONLAW Convergent Law LLC	6,500.25		2676
12275	02/27/25	ERNBOC Ernest Bock & Sons, Inc.	378,233.85		2676
12276	02/27/25	FREENG Fralinger Engineering, PA	22,000.00		2676
12277	02/27/25	GROPEN Ground Penetrating Radar	6,860.00		2676
12278	02/27/25	MANMER Manders, Merighi, Portadin &	68,793.00		2676
12279	02/27/25	MARLAW Marmero Law, LLC	90.00		2676
12280	02/27/25	MOUGRO The Mountaintop Group LLC	5,000.00		2676
12281	02/27/25	NJADVA NJ Advance Media	30.62		2676
12282	02/27/25	NOVCOM Novogradac & Company LLP	36,000.00		2676
12283	02/27/25	PARMCC Parker McCay P.A.	1,741.13		2676
12284	02/27/25	PAUSOK Paulus, Sokolowski & Sartor	21,727.00		2676
12285	02/27/25	PUBINV Public Investment Advisors Inc	3,000.00		2676
12286	02/27/25	STEBAR Steven W. Bartelt, MAI	2,925.00		2676
12287	02/27/25	BIACHA Biagi, Chance, Cummins, London	3,000.00		2678
12288	02/27/25	CONLAW Convergent Law LLC	4,018.50		2678
12289	02/27/25	NEWBAN Newbanks Boston, Inc.	3,950.00		2678

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	20	0	580,265.18	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	20	0	580,265.18	0.00

NJSPACQUIS2023 NJSP ACQUISITION SERIES 2023					
4000	02/22/25	ARTOGR Arthur J. Ogren, INC	356,706.57		2675
4001	02/22/25	CCIA Cumberland County Improvement	13,857.79		2675
4002	02/22/25	MANMER Manders, Merighi, Portadin &	5,070.00		2675
4003	02/22/25	NJADVA NJ Advance Media	15.31		2675
4004	02/22/25	PUBINV Public Investment Advisors Inc	1,500.00		2675

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
O M 2014 BONDS OPERATING 2014 BOSS/CWED Continued					
7854	02/24/25	SCHELE Schindler Elevator Corp	3,049.47		2677
7855	02/24/25	SECTEC Security Tech LLC	852.00		2677
7856	02/24/25	SOUCOU Southern NJ Development Coun.	1,475.00		2677
7857	02/24/25	STEINC Stericycle Inc.	355.04		2677
7858	02/24/25	THEHOM The Home Depot Pro	2,867.00		2677
7859	02/24/25	USBANK U.S. Bank National Association	2,000.00		2677
7860	02/24/25	WBMAS W.B. Mason Co., Inc.	283.65		2677
7861	02/24/25	WILMIN William R. Mints Agency, Inc.	24,925.00		2677
7862	02/24/25	KINGRO Kinsley Group, INC	571.55		2681
Checking Account Totals					
		Paid	Void	Amount Paid	Amount Void
	Checks:	56	0	305,157.57	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	56	0	305,157.57	0.00
O M CHECKING Operation & Maintenance Chkg					
1423	02/26/25	BANAME Bank of America NA	7,683.80		2663
1427	02/26/25	USBANK U.S. Bank National Association	2,205.15		2667
1433	02/26/25	ALLSOL All Key Solutions, LLC	49.41		2672
1434	02/26/25	CSGFOR CSG Forte Payments, Inc.	6,336.30		2672
1435	02/26/25	DELDEN Delta Dental of New Jersey	5,045.46		2672
1436	02/26/25	PAYCHE Paychex, Inc.	778.00		2672
1437	02/26/25	SOUCOA Southern Coastal Regional	105,150.00		2672
1438	02/26/25	SOU GAS South Jersey Gas Company	24,519.11		2672
1439	02/26/25	STATAC StataCom Corp.	1,840.00		2672
1440	02/26/25	STATAC StataCom Corp.	4,140.00		2672
1441	02/26/25	ATLELE Atlantic City Electric	36.59		2673
1442	02/26/25	PRILIF Principal Life Group	705.56		2673
1443	02/26/25	NATVIS National Vision Administration	671.78		2682
77479	02/26/25	ACEPLU Ace Plumbing, Heating &	78.23		2680
77480	02/26/25	ACUPRI Acu-Print Corp.	165.84		2680
77481	02/26/25	AFFTIR Affordable Tire, LLC	1,025.00		2680
77482	02/26/25	ALIBRO Aliano Brothers General	205,822.08		2680
77483	02/26/25	ALSSHO Al's Shoes, Inc.	120.00		2680
77484	02/26/25	AMCINC AMCS Group Inc	1,807.80		2680
77485	02/26/25	AMEDIR AmeriMark Direct	2,687.63		2680
77486	02/26/25	ARCGRE Archer & Greiner, P.C.	4,998.82		2680
77487	02/26/25	ASSHHW Assoc. of NJ HHW Coordinators	40.00		2680
77488	02/26/25	ASSNJR Association of NJ Recyclers	300.00		2680
77489	02/26/25	AUTCOM Automotive Parts Co. of SJ	4,669.17		2680
77490	02/26/25	BATTRA Battelini Transportation	1,180.00		2680
77491	02/26/25	BENSER Benecard Service LLC	36,374.38		2680
77492	02/26/25	BILKER Magical Results	2,400.00		2680
77493	02/26/25	BRIAUT Bridgeton Auto Mall	2,891.57		2680
77494	02/26/25	BROINT Brown's Integrated Pest Mgmt	575.00		2680
77495	02/26/25	BULWAS Bull Waste & Recycling	2,500.00		2680
77496	02/26/25	CANFIN Canon Financial Services	1,796.21		2680
77497	02/26/25	CARSOF Carolina Software	1,500.00		2680
77498	02/26/25	CASBRA Castle Branch Inc.	34.50		2680
77499	02/26/25	CCIA Cumberland County Improvement	32,365.52		2680
77500	02/26/25	CDWG CDW Government, Inc.	5,370.00		2680
77501	02/26/25	CHDISP C&H Disposal Service, Inc.	800.00		2680
77502	02/26/25	CINTAS Cintas Corporation	4,755.43		2680

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
O M CHECKING Operation & Maintenance Chkg Continued					
77555	02/26/25	NJDEPT Treasurer, State of New Jersey	2,400.00		2680
77556	02/26/25	NJUA NJUA Joint Insurance Fund	314,002.13		2680
77557	02/26/25	NORPLU Northeast Plumbing Services	4,169.81		2680
77558	02/26/25	PDITEC PDI Technologies, Inc.	90.00		2680
77559	02/26/25	PETMIL Petty Cash	102.42		2680
77560	02/26/25	PLAREC Plastic Recovery Technologies	1,488.66		2680
77561	02/26/25	PROCOM ProComputer Service	2,530.00		2680
77562	02/26/25	PROWOO Minh Truong	1,950.00		2680
77563	02/26/25	PUBINV Public Investment Advisors Inc	1,500.00		2680
77564	02/26/25	RIGINC Riggins, Inc.	13,485.98		2680
77565	02/26/25	SERTIR Service Tire Center	7,157.48		2680
77566	02/26/25	SHEPAI Sherwin Williams Paint Co.	61.84		2680
77567	02/26/25	SHOMIL Shoprite of Millville	959.28		2680
77568	02/26/25	SIEDIS Siegel Distributing Company	820.20		2680
77569	02/26/25	SIRSPE Sir Speedy Printing	4,354.65		2680
77570	02/26/25	STABUS Staples Contract & Commercial	427.94		2680
77571	02/26/25	STATRE State Treasurer	150.00		2680
77572	02/26/25	SUBPRO Suburban Propane	24.62		2680
77573	02/26/25	SUBTES Suburban Testing Labs Inc	787.26		2680
77574	02/26/25	TAYOIL Taylor Oil Co. INC	559.79		2680
77575	02/26/25	THEHOM The Home Depot Pro	475.42		2680
77576	02/26/25	TIPTEC Tipco Technologies, Inc	723.33		2680
77577	02/26/25	TMASSO T&M Associates	4,539.60		2680
77578	02/26/25	TRIMOD Triumph Modular, Inc	2,140.00		2680
77579	02/26/25	UNIPAR United Parcel Service	36.19		2680
77580	02/26/25	WBMAS W.B. Mason Co., Inc.	176.56		2680
77581	02/26/25	WEXHEA WEX Health, Inc.	15.00		2680
77582	02/26/25	WHEART Wheaton Arts & Cultural Center	10,000.00		2680
77583	02/26/25	WILMIN William R. Mints Agency, Inc.	76,702.42		2680
77584	02/26/25	WWGRAI W.W. Grainger	28.60		2680

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	119	0	1,460,749.71	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	119	0	1,460,749.71	0.00

PAYROLL Payroll Checking Account

1425 02/13/25 CCIA Cumberland County Improvement 215,676.07 2666

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	1	0	215,676.07	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	215,676.07	0.00

TAX TAX ACCOUNT

1429 02/25/25 NJDEPT Treasurer, State of New Jersey 7,707.20 2670
802695 02/25/25 CCHEAL Cumberland County Health Dept. 9,094.50 2669
802696 02/25/25 DEETOW Deerfield Township 46,243.20 2669

January 28, 2025
03:41 PM

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: 1425 to 1426
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
1425	01/28/25	PRILIF Principal Life Group	682.54	2665
1426	01/28/25	NATVIS National Vision Administration	663.00	2665

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	2	0	1,345.54	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	2	0	1,345.54	0.00